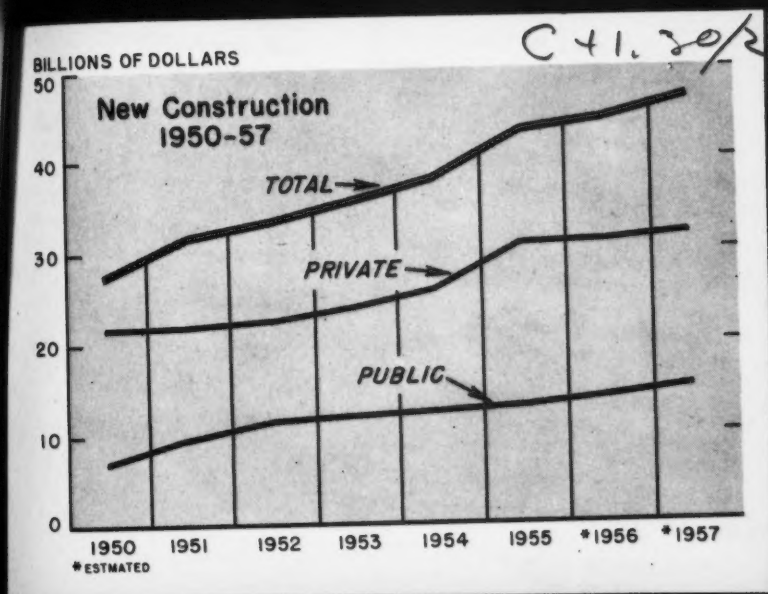


DECEMBER 1956

VOLUME 2 • NUMBER 12

CONSTRUCTION REVIEW



- Expenditures
- Starts
- Materials
- Awards
- Permits
- Costs
- Employment



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U. S. DEPARTMENT OF LABOR

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CONSTRUCTION REVIEW

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At a Glance

CONSTRUCTION ACTIVITY IN NOVEMBER--The \$3.8 billion expended for new construction in November, though 8 percent below October, was the highest November figure on record. The total for the first 11 months of 1956 (\$40.8 billion) was 3 percent above the comparable 1955 figure--virtually assuring a new annual record of about \$44.1 billion. Private residential building declined seasonally from October to a level 9 percent below its November record in 1955, but private outlays were at an alltime high for office building, and at a November record for industrial and religious building and for utilities construction. In most instances, the rate of decline from October in public construction activity was more moderate than usual, and public outlays for highways, schools, sewer and water works, and public service enterprises were greater than in any previous November.

HOUSING STARTS IN OCTOBER--Nonfarm housing starts in October remained at the September level of 93,000, although a decline is usual at this time of year. The total was down 12 percent from October 1955, however, and was well below the level for most Octobers since 1949. A slight rise in private starts, to 90,800 in October, was offset by a decline in public housing. Adjusted for seasonal variation, the annual rate of private starts in October was 1,050,000--up 5 percent from September. Preliminary reports indicate that all regions of the country shared in the October improvement in private housing. During the first 10 months of 1956, a total of 972,000 private and public units were begun, compared with January-October totals of more than a million in 1954 and 1955.

FHA-VA ACTIVITY IN OCTOBER--The volume of housing begun under FHA-VA programs showed little change from September to October, and accounted for 43 percent of all private nonfarm housing begun this October, compared with 51 percent of the much higher private starts total of October 1955. Applications for FHA and VA mortgage insurance on new 1-to-4 family houses, after a substantial drop in September, declined only slightly in October and the number of units in applications for FHA insurance on multifamily projects advanced to the highest monthly figure in over 2 years. The October total of all units in FHA applications, however, was the lowest recorded for that month. Comparing data for the first 10 months (both for starts and applications), FHA activity thus far in 1956 was the lowest on record, whereas VA activity was above January-October totals for all previous years except 1954 and 1955.

NONFARM MORTGAGE RECORDINGS IN SEPTEMBER--The total value of nonfarm mortgages recorded in September (\$2.2 billion) was down more than seasonally (14 percent) from the 1956 high in August, and was 13 percent below September 1955 volume. All types of lenders shared in the drop over the month and over the year, but savings and loan associations showed the greatest rate of decline--15 percent from August and 18 percent from September a year ago. This group continued as the major lending group, however--accounting for 36 percent of the September 1956 total. For the first 9 months of 1956, the mortgage recording total of \$20.6 billion was down 5 percent from the like 1955 period but was 26 percent above the January-September 1954 total. Declines from the first 9 months of last year were shown by all groups of lenders except commercial banks and individuals.

PUBLIC CONTRACT AWARDS IN SEPTEMBER--The value of public contract awards dropped 10 percent from August to about \$745 million in September--up slightly from a year ago. The August-September decline reflected a smaller volume of awards for Federal industrial facilities, and for most major types of State and locally owned projects (particularly schools, administrative buildings, and State financed highways). The only increases of note were for Federal conservation and development, and for State and locally owned hospitals and institutions. Comparing data for the first 9 months of 1955 and 1956, the public awards total in 1956 (\$7.9 billion) was 17 percent greater than in 1955. Whereas State and local awards expanded 14 percent over the year

At a Glance

(to \$6.4 billion for January-September 1956)--with increases shown for all types of work except utilities--the 32-percent advance in the Federal total (to \$1.5 billion) mainly reflected substantial gains in conservation and development and in electric power utilities.

CONTRACT AWARDS IN 37 EASTERN STATES IN OCTOBER--The value of construction contracts in the 37 States east of the Rocky Mountains declined for the fifth consecutive month in October, to \$1.7 billion. All four of the major construction types (building and nonbuilding, and public works and utilities) shared in the 16-percent drop from September. The awards total for the first 10 months of 1956 (\$21.1 billion) was only 6 percent above the figure for the corresponding 1955 period, as compared with the 13-percent increase that existed at the end of the first 5 months.

CONSTRUCTION COSTS IN OCTOBER--After reaching an alltime high in September, the composite cost index of the Department of Commerce declined fractionally in October, for the first time in 20 months. At 132.4 percent of the 1947-49 average, the October index was 5 percent above the same 1955 month.

BUILDING MATERIALS PRICES IN OCTOBER--The October index of the wholesale prices of building materials held at the September level of 131.0, as the rise or decline of important components of the index balanced one another. Prices rose over the month for paint, Portland cement, and concrete ingredients--reflecting the effect of higher transportation and labor costs, and, in the case of paint, the increased cost of steel containers. Lumber prices, however, declined for the sixth successive month. Douglas fir prices averaged 7 percent less than in October 1955, and the price index for softwood plywood showed a 19-percent drop over the year. The index for all building materials continued to remain above 1955 levels, but the advance had narrowed from 6 percent in the first quarter to 2 percent in October.

CONSTRUCTION MATERIALS OUTPUT IN SEPTEMBER--September output of most construction materials declined to levels below those of the same month of last year. Heating and plumbing equipment, the only category registering an increase over August, rose 1 percent. Compared with the output levels of September 1955, only Portland cement showed a forward movement--6 percent. Third-quarter output indexes for gypsum products and plumbing fixtures reflected declines from the previous quarter to levels below those of the 1955 third quarter.

CONTRACT CONSTRUCTION EMPLOYMENT IN OCTOBER--The seasonal downturn in contract construction employment that began in September continued in October, but the October total of 3,282,000 workers was about 250,000 above a year earlier and at a new high for the month. Detailed data available through September indicate that the small decline at that time primarily affected highway workers and painters, and was mostly in the northern sections of the country. September employment in the industry remained above 1955 levels in more than three-fifths of the reporting States and areas.

HOURS AND EARNINGS IN SEPTEMBER--Weekly earnings in contract construction rose by \$1.97 in September to another new high of \$106.75, because of a slight increase in hours worked and in hourly pay. The \$6.14 advance in weekly pay from September 1955 resulted from wage increases, reflected in a 16-cent rise in hourly earnings (to a \$2.78 peak), since the workweek for the industry as a whole averaged the same this September as a year ago. Both hourly and weekly pay in September 1956 were higher on all types of contract construction than in the previous month or a year earlier.

STATISTICAL SERIES

NOTE: ALL THE STATISTICAL SERIES IN CONSTRUCTION REVIEW
ARE SUBJECT TO REVISION FOR THE LATEST PERIOD SHOWN.

Part I--Construction Put in Place

Table 1.--New Construction Put in Place: Current Month, by Type of Construction

Type of construction	Value (in millions of dollars)					Percent change		
	1956		1955	First 11 months		Nov. 1956 from--		First 11 months, 1955-56
	Nov.	Oct.	Nov.	1956	1955	Oct. 1956	Nov. 1955	
TOTAL NEW CONSTRUCTION	3,806	4,126	3,702	40,783	39,733	- 8	+ 3	+ 3
PRIVATE CONSTRUCTION	2,650	2,751	2,663	28,302	28,137	- 4	(1)	+ 1
Residential building (nonfarm).....	1,297	1,350	1,419	14,086	15,316	- 4	- 9	- 8
New dwelling units.....	1,135	1,175	1,280	12,395	13,830	- 3	-11	-10
Additions and alterations.....	120	134	107	1,284	1,178	-10	+12	+ 9
Nonhousekeeping.....	42	41	32	407	308	+ 2	+31	+32
Nonresidential building.....	794	793	715	8,033	6,933	(1)	+11	+16
Industrial.....	271	274	224	2,795	2,176	- 1	+21	+28
Commercial.....	288	287	297	3,024	2,773	(1)	- 3	+ 9
Office buildings and								
warehouses.....	131	130	112	1,234	1,027	+ 1	+17	+20
Stores, restaurants, and garages.....	157	157	185	1,790	1,746	0	-15	+ 3
Other nonresidential building.....	235	232	194	2,214	1,984	+ 1	+21	+12
Religious.....	75	76	66	700	672	- 1	+14	+ 4
Educational.....	48	49	45	491	448	- 2	+ 7	+10
Hospital and institutional.....	31	31	29	295	324	0	+ 7	- 9
Social and recreational.....	27	27	21	249	219	0	+29	+14
Miscellaneous.....	54	49	33	479	321	+10	+64	+49
Farm construction.....	103	122	111	1,410	1,502	-16	- 7	- 6
Public utility.....	445	474	407	4,663	4,235	- 6	+ 9	+10
Railroad.....	36	41	35	396	344	-12	+ 3	+15
Telephone and telegraph.....	80	85	74	885	733	- 6	+ 8	+21
Other public utility.....	329	348	298	3,382	3,158	- 5	+10	+ 7
All other private.....	11	12	11	110	151	- 8	0	-27
PUBLIC CONSTRUCTION	1,156	1,375	1,039	12,481	11,596	-16	-11	+ 8
Residential building.....	25	25	21	255	242	0	+19	+ 5
Nonresidential building.....	341	371	321	3,745	3,941	- 8	+ 6	- 5
Industrial.....	37	41	38	399	691	-10	- 3	-42
Educational.....	216	227	200	2,352	2,256	- 5	+ 8	+ 4
Hospital and institutional.....	25	30	25	283	311	-17	0	- 9
Other nonresidential building.....	63	73	58	711	683	-14	+ 9	+ 4
Military facilities.....	134	143	116	1,300	1,200	- 6	+16	+ 8
Highway.....	430	585	405	4,795	4,257	-26	+ 6	+13
Sewer and water.....	112	122	89	1,184	1,005	- 8	+26	+18
Sewer.....	61	66	51	649	569	- 8	+20	+14
Water.....	51	56	38	535	436	- 9	+34	+23
Public service enterprises.....	38	44	25	425	257	-14	+52	+65
Conservation and development.....	60	66	49	610	549	- 9	+22	+11
All other public.....	16	19	13	167	145	-16	+23	+15

Source: Departments of Commerce and Labor.

¹Change of less than one-half of 1 percent.

CONSTRUCTION REVIEW

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Table 2.—New Construction Put in Place: Recent Monthly Trend, by Type of Construction

(Value, in millions of dollars)

Type of construction	1955		1956										
	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.
TOTAL NEW CONSTRUCTION..	3,702	3,258	2,939	2,816	3,077	3,417	3,764	4,071	4,231	4,286	4,250	4,126	3,806
PRIVATE CONSTRUCTION	2,663	2,435	2,176	2,088	2,260	2,424	2,596	2,786	2,865	2,873	2,833	2,751	2,650
Residential building													
(nonfarm).....	1,419	1,279	1,080	998	1,116	1,232	1,315	1,417	1,445	1,431	1,405	1,350	1,297
New dwelling units	1,280	1,160	980	895	1,000	1,090	1,150	1,235	1,260	1,250	1,225	1,175	1,135
Additions and alterations.....	107	88	70	73	86	109	128	142	142	140	140	134	120
Nonhousekeeping.....	32	31	30	30	30	33	37	40	43	41	40	41	42
Nonresidential building	715	679	650	648	655	665	705	760	787	788	788	793	794
Industrial	224	223	223	225	226	239	252	263	270	276	276	274	271
Commercial.....	297	270	251	252	257	252	266	290	300	293	288	287	288
Office buildings													
and warehouses.....	112	109	105	101	97	98	102	106	114	123	127	130	131
Stores, restaurants,													
and garages	185	161	146	151	160	154	164	184	186	170	161	157	157
Other nonresidential bldg. ..	194	186	176	171	172	174	187	207	217	219	224	232	235
Religious	66	62	58	55	53	53	56	62	67	71	74	76	75
Educational	45	44	41	40	39	40	42	46	48	49	49	49	48
Hospital & institutional ..	29	27	26	25	25	24	24	25	26	28	30	31	31
Social and recreational ..	21	20	18	17	18	19	21	23	25	27	27	27	27
Miscellaneous	33	33	33	34	37	38	44	51	51	44	44	49	54
Farm construction	111	98	97	101	109	121	139	150	159	161	148	122	103
Public utility	407	369	341	334	373	398	427	448	462	481	480	474	445
Railroad	35	30	30	29	33	35	36	38	39	39	40	41	36
Telephone and telegraph	74	72	70	70	75	80	80	85	85	90	85	85	80
Other public utility	298	267	241	235	265	283	311	325	338	352	355	348	329
All other private	11	10	8	7	7	8	10	11	12	12	12	12	11
PUBLIC CONSTRUCTION.....	1,039	823	763	728	817	993	1,168	1,285	1,366	1,413	1,417	1,375	1,156
Residential building	21	21	20	21	19	23	23	26	24	24	25	25	25
Nonresidential building	321	286	293	284	301	315	335	357	380	389	379	371	341
Industrial	38	30	36	33	31	29	32	38	38	43	41	41	37
Educational	200	186	190	187	195	206	216	220	231	235	229	227	216
Hospital and institutional ..	25	20	20	19	23	23	25	26	30	31	31	30	25
Other nonresidential bldg. ..	58	50	47	45	52	57	62	73	81	80	78	73	63
Military facilities	116	97	84	82	91	104	117	132	135	139	139	143	134
Highway	405	263	210	195	230	350	470	535	575	600	615	585	430
Sewer and water	89	80	82	77	92	102	109	115	123	127	123	122	112
Sewer.....	51	46	46	42	50	57	60	63	68	70	66	66	61
Water	38	34	36	35	42	45	49	52	55	57	57	56	51
Public service enterprises	25	22	25	23	30	38	40	42	47	49	49	44	38
Conservation and development ..	49	44	39	36	42	47	58	62	65	67	68	66	60
All other public.....	13	10	10	10	12	14	16	16	17	18	19	19	16

Source: Departments of Commerce and Labor.

COMPOSITION OF REGIONS AND GEOGRAPHIC DIVISIONS

NORTHEAST		NORTH CENTRAL		SOUTH		WEST	
1. New England	3. E. N. Central	4. W. N. Central	5. S. Atlantic	6. E. S. Central	8. Mountain		
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Maine	Indiana	Kansas	Dist. of Col.	Kentucky	Colorado		
Massachusetts	Michigan	Minnesota	Florida	Mississippi	Idaho		
New Hampshire	Ohio	Missouri	Georgia	Tennessee	Montana		
Rhode Island	Wisconsin	Nebraska	Maryland		Nevada		
Vermont		North Dakota	N. Carolina	7. W. S. Central	New Mexico		
		South Dakota	S. Carolina	Arkansas	Utah		
			Virginia	Louisiana	Wyoming		
			W. Virginia	Oklahoma			
				Texas	9. Pacific		
					California		
					Oregon		
					Washington		

NONFARM POPULATION DISTRIBUTION IN 1950

NORTHEAST—29.5 percent.

NORTH CENTRAL—29.0 percent.

SOUTH—27.7 percent.

WEST—13.8 percent.

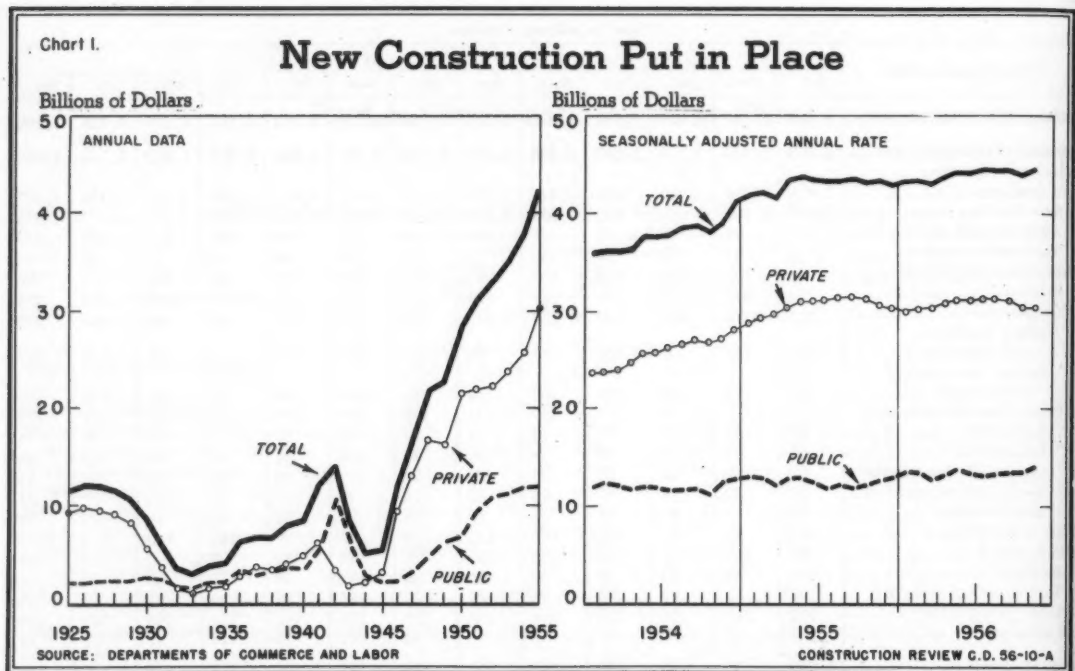


Table 3.--New Construction Put in Place: Seasonally Adjusted Annual Rate, by Type of Construction

(Value, in millions of dollars)

Type of construction	Seasonally adjusted annual rate							Annual total	
	1955	1956						1954	1955
	Nov.	June	July	Aug.	Sept.	Oct.	Nov.		
TOTAL NEW CONSTRUCTION	43,212	44,832	44,712	44,568	44,316	43,932	44,580	37,782	42,991
PRIVATE CONSTRUCTION	30,612	31,272	31,440	31,296	31,044	30,444	30,432	25,853	30,572
Residential building (nonfarm)	16,104	15,600	15,624	15,468	15,324	14,724	14,688	13,496	16,595
Nonresidential building	8,136	8,988	9,108	9,096	9,000	9,024	9,060	6,250	7,612
Industrial	2,604	3,288	3,336	3,348	3,252	3,192	3,156	2,030	2,399
Commercial	3,276	3,288	3,288	3,336	3,300	3,276	3,168	2,192	3,043
Office buildings and warehouses.....	1,248	1,356	1,380	1,428	1,476	1,500	1,452	958	1,136
Stores, restaurants, and garages.....	2,028	1,932	1,908	1,908	1,824	1,776	1,716	1,254	1,907
Other nonresidential building	2,256	2,412	2,484	2,412	2,448	2,556	2,736	2,008	2,170
Farm construction	1,572	1,500	1,500	1,488	1,476	1,464	1,452	1,645	1,600
Public utility	4,668	5,076	5,088	5,112	5,100	5,076	5,088	4,341	4,604
All other private	132	108	120	132	144	156	144	121	161
PUBLIC CONSTRUCTION	12,600	13,560	13,272	13,272	13,272	13,488	14,148	11,929	12,419
Residential building	252	300	276	264	276	288	300	336	263
Nonresidential building	4,044	4,080	4,068	4,128	4,140	4,164	4,308	4,641	4,227
Military facilities	1,332	1,536	1,488	1,416	1,392	1,476	1,536	1,030	1,297
Highway	4,836	5,100	4,896	4,836	4,764	4,836	5,208	3,870	4,520
Sewer and water	1,104	1,272	1,236	1,296	1,320	1,344	1,404	982	1,085
Public service enterprises.....	348	408	432	444	492	492	528	218	279
Conservation and development	516	696	696	696	684	672	660	704	593
All other public	168	168	180	192	204	216	204	148	155

Source: Departments of Commerce and Labor.

CONSTRUCTION REVIEW

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Table 4.--New Construction Put in Place: Value in 1947-49 Prices, by Type of Construction

(Millions of dollars)

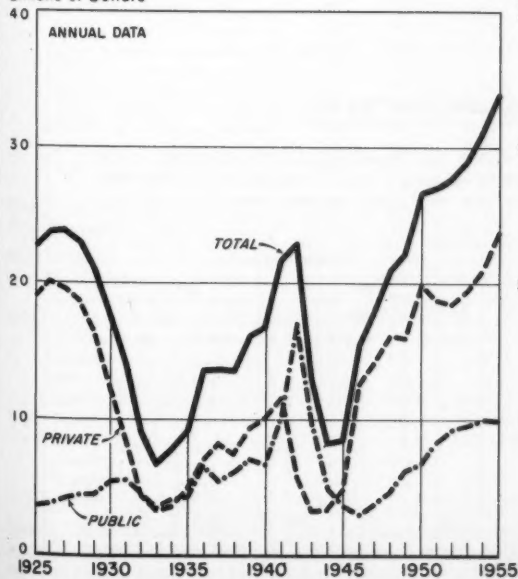
Type of construction	1956			1955	Year					
	Oct.	Sept.	Aug.	Oct.	1950	1951	1952	1953	1954	1955
TOTAL NEW CONSTRUCTION	3,130	3,226	3,255	3,211	26,608	26,988	27,662	28,931	31,094	34,476
PRIVATE CONSTRUCTION	2,057	2,118	2,151	2,194	19,885	18,677	18,428	19,433	21,000	24,155
Residential building (nonfarm)	1,037	1,078	1,097	1,202	11,634	9,457	9,311	9,840	11,214	13,378
Nonresidential building	591	587	589	561	3,566	4,494	4,211	4,655	5,073	5,995
Industrial	209	210	211	175	1,004	1,790	1,909	1,807	1,690	1,946
Office buildings and warehouses.....	97	95	92	83	396	500	461	640	789	898
Stores, restaurants, and garages.....	115	118	125	153	828	733	525	857	998	1,473
Other nonresidential bldgs.	170	164	161	150	1,338	1,471	1,316	1,351	1,596	1,678
Farm construction	98	118	129	111	1,583	1,616	1,643	1,484	1,407	1,350
Public utility	323	327	328	312	3,001	3,056	3,194	3,362	3,216	3,319
All other private	8	8	8	8	101	54	69	92	90	113
PUBLIC CONSTRUCTION	1,073	1,108	1,104	1,017	6,723	8,311	9,234	9,498	10,094	10,321
Residential building	19	19	18	18	321	512	550	459	281	213
Nonresidential building	272	279	287	268	2,237	3,050	3,465	3,531	3,743	3,299
Industrial	31	31	33	32	212	821	1,384	1,434	1,253	588
Educational	166	168	172	162	1,061	1,337	1,375	1,397	1,696	1,888
Hospital and institutional	22	23	23	21	467	466	401	297	289	257
Other nonresidential building	53	57	59	53	497	426	305	403	505	566
Military facilities	110	107	108	110	171	788	1,195	1,105	872	1,067
Highway	505	531	517	486	2,367	2,349	2,489	2,851	3,689	4,249
Sewer and water	81	82	85	68	590	655	639	681	724	770
Public service enterprises	29	32	32	21	164	168	148	146	156	192
Conservation and development	44	45	45	36	786	721	694	639	520	421
All other public	13	13	12	10	87	68	54	86	109	110

Source: Departments of Commerce and Labor.

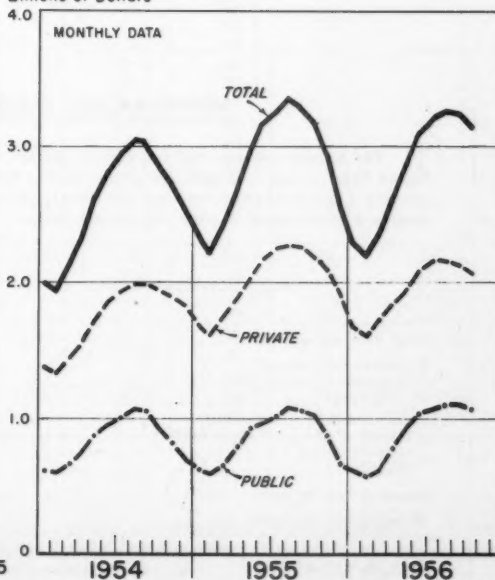
Chart 2

New Construction Put in Place (In 1947-49 Prices)

Billions of Dollars



Billions of Dollars



SOURCE: DEPARTMENTS OF COMMERCE AND LABOR.

CONSTRUCTION REVIEW C. D. 56-10-B

CONSTRUCTION REVIEW

Table 5.--New Public Construction Put in Place, by Source of Funds, Ownership, and Type of Construction

Source of funds, ownership, and type of construction	Value (in millions of dollars)								Percent change		
	1955	1956					First 11 months		Nov. 1956 from--		First 11 months, 1955-56
	Nov.	July	Aug.	Sept.	Oct.	Nov.	1955	1956	Nov. 1955	Oct. 1956	
TOTAL PUBLIC CONSTRUCTION	1,039	1,366	1,413	1,417	1,375	1,156	11,596	12,481	+11	-16	+ 8
Federal funds	284	372	379	385	382	336	3,313	3,384	+18	-12	+ 2
Direct Federal	217	274	278	273	274	250	2,598	2,534	+15	- 9	- 2
Federal grants-in-aid ¹	67	98	101	112	108	86	715	850	+28	-20	+19
State and local funds	755	994	1,034	1,032	993	820	8,283	9,097	+ 9	-17	+10
FEDERALLY OWNED	217	274	278	273	274	250	2,598	2,534	+15	- 9	- 2
Residential building	0	2	2	3	3	3	1	20	--	0	(2)
Nonresidential building	45	61	58	52	52	45	767	514	0	-13	-33
Industrial	38	38	43	41	41	37	691	399	- 3	-10	-42
Educational	0	1	1	0	2	1	6	7	--	-50	+17
Hospital	2	4	3	3	3	3	20	32	+50	0	+60
Other nonresidential	5	18	11	8	6	4	50	76	-20	-33	+52
Military facilities.....	116	135	139	139	143	134	1,200	1,300	+16	- 6	+ 8
Highway	6	10	11	10	9	7	71	81	+17	-22	+14
Conservation and development	49	65	67	68	66	60	549	610	+22	- 9	+11
All other federally owned.....	1	1	1	1	1	1	10	9	0	0	-10
STATE AND LOCALLY OWNED	822	1,092	1,135	1,144	1,101	906	8,998	9,947	+10	-18	+11
Residential building	21	22	22	22	22	22	241	235	+ 5	0	- 2
Nonresidential building.....	276	319	331	327	319	296	3,174	3,231	+ 7	- 7	+ 2
Educational	200	230	234	229	225	215	2,250	2,345	+ 8	- 4	+ 4
Hospital	23	26	28	28	27	22	291	251	- 4	-19	-14
Other nonresidential.....	53	63	69	70	67	59	633	635	+11	-12	(3)
Highway	399	565	589	605	576	423	4,186	4,714	+ 6	-27	+13
Sewer and water	89	123	127	123	122	112	1,005	1,184	+26	- 8	+18
Sewer	51	68	70	66	66	61	569	649	+20	- 8	+14
Water	38	55	57	57	56	51	436	535	+34	- 9	+23
All other State and locally owned.....	37	63	66	67	62	53	392	583	+43	-15	+49

Source: Departments of Commerce and Labor.

¹ Construction programs currently receiving Federal grants-in-aid cover highways, schools, hospitals, airports, and miscellaneous community facilities.² Percent increase exceeds 300.³ Change of less than one-half of 1 per-

cent.

HOUSING VACANCY RATES, THIRD QUARTER 1956

The housing vacancy rate in the third quarter of 1956 was 2.8 percent of all dwelling units in the United States, compared with 2.6 percent in the preceding quarter, and 2.3 percent in the 1955 third quarter. The over-the-year increase was largely in the "for rent" group, and was greater in the territory outside metropolitan areas than inside these areas.

Vacancy or occupancy class	Percent distribution				
	1956			1955	
	3d qtr.	2d qtr.	1st qtr.	4th qtr.	3d qtr.
Total dwelling units.....	100.0	100.0	100.0	100.0	100.0
Vacant dwelling units:					
Available for occupancy ¹	2.8	2.6	2.7	2.7	2.3
For rent ²	2.2	2.1	2.2	2.2	1.8
For sale .....	.6	.5	.5	.5	.5
Rented or sold, awaiting occupancy ¹ .....	.6	.5	.4	.4	.5
Held off market ¹	1.8	2.1	2.2	2.0	1.6
Dilapidated.....	1.0	1.0	1.1	1.2	1.1
Seasonal dwelling units	2.8	2.5	2.4	2.4	2.6
Occupied dwelling units.....	91.0	91.3	91.2	91.3	91.9

Source: Housing and Construction Report, Series H-111, No. 6, Bureau of the Census, U. S. Department of Commerce. Price 10 cents a copy.

¹ Nonseasonal, not dilapidated units.² Comprises vacant units offered for rent, as well as those being offered for rent or for sale.

Part II--New Housing

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Table 6.--New Nonfarm Dwelling Units Started, by Ownership, Location, and Type of Structure

Period	Total	Ownership		Location ¹		Type of structure			
		Private	Public	Metro- politan	Nonmetro- politan	1-family houses	Units in 2-or-more family structures		
							All	2-4 family	5-or-more family
NUMBER OF NEW DWELLING UNITS (in thousands)									
Year: 1946.....	670.5	662.5	8.0	(2)	(2)	590.0	80.5	(3)	(3)
1947	849.0	845.6	3.4	(2)	(2)	740.2	108.8	(3)	(3)
1948	931.6	913.5	18.1	(2)	(2)	766.6	165.0	(3)	(3)
1949	1,025.1	988.8	36.3	(2)	(2)	794.3	230.8	(3)	(3)
1950	1,396.0	1,352.2	43.8	1,021.6	374.4	1,154.1	241.9	(3)	(3)
1951	1,091.3	1,020.1	71.2	776.8	314.5	900.1	191.2	(3)	(3)
1952	1,127.0	1,068.5	58.5	794.9	332.1	942.5	184.5	(3)	(3)
1953	1,103.8	1,068.3	35.5	803.5	300.3	937.8	166.0	(3)	(3)
1954	1,220.4	1,201.7	18.7	896.9	323.5	1,077.9	142.5	51.9	90.6
1955	1,328.9	1,309.5	19.4	975.8	353.1	1,194.4	134.5	49.2	85.3
First 10 months, 1955	1,163.5	1,147.6	15.9	856.5	307.0	1,045.5	118.0	41.7	76.3
First 10 months, 1956	972.4	950.1	22.3	676.7	295.7	(4)	(4)	(4)	(4)
1955: October	105.8	104.8	1.0	76.5	29.3	95.1	10.7	3.7	7.0
November	89.2	88.4	.8	64.6	24.6	80.4	8.8	4.3	4.5
December	76.2	73.5	2.7	54.7	21.5	68.5	7.7	3.2	4.5
1956: January	75.0	73.7	1.3	54.3	20.7	66.8	8.2	3.2	5.0
February	78.3	77.0	1.3	57.6	20.7	69.1	9.2	3.6	5.6
March	98.6	93.9	4.7	71.9	26.7	86.1	12.5	4.4	8.1
April	111.3	109.9	1.4	76.1	35.2	100.0	11.3	4.1	7.2
May	113.7	110.8	2.9	77.6	36.1	101.3	12.4	4.4	8.0
June	107.4	104.6	2.8	74.5	32.9	96.5	10.9	3.9	7.0
July	101.1	99.0	2.1	69.7	31.4	90.7	10.4	3.9	6.5
August	101.0	100.5	.5	69.2	31.8	(4)	(4)	(4)	(4)
September	93.0	89.9	3.1	61.8	31.2	(4)	(4)	(4)	(4)
October	93.0	90.8	2.2	64.0	29.0	(4)	(4)	(4)	(4)
Percent change									
First 10 months, 1955-56.....	-16.4	-17.2	+40.3	-21.0	-3.7	--	--	--	--
September-October, 1956	0	+ 1.0	-29.0	+ 3.6	-7.1	--	--	--	--
October, 1955-56	-12.1	-13.4	+120.0	-16.3	-1.0	--	--	--	--
PERCENT DISTRIBUTION									
Year: 1946	100	98.8	1.2	--	--	88.0	12.0	--	--
1947	100	99.6	.4	--	--	87.2	12.8	--	--
1948	100	98.1	1.9	--	--	82.3	17.7	--	--
1949	100	96.5	3.5	--	--	77.5	22.5	--	--
1950	100	96.9	3.1	73.2	26.8	82.7	17.3	--	--
1951	100	93.5	6.5	71.2	28.8	82.5	17.5	--	--
1952	100	94.8	5.2	70.5	29.5	83.6	16.4	--	--
1953	100	96.8	3.2	72.8	27.2	85.0	15.0	--	--
1954	100	98.5	1.5	73.5	26.5	88.3	11.7	4.3	7.4
1955	100	98.5	1.5	73.4	26.6	89.9	10.1	3.7	6.4
First 10 months, 1955	100	98.6	1.4	73.6	26.4	89.9	10.1	3.6	6.5
First 10 months, 1956	100	97.7	2.3	69.6	30.4	--	--	--	--
1955: October	100	99.1	.9	72.3	27.7	89.9	10.1	3.5	6.6
November	100	99.1	.9	72.4	27.6	90.1	9.9	4.8	5.1
December	100	96.5	3.5	71.8	28.2	89.9	10.1	4.2	5.9
1956: January	100	98.3	1.7	72.4	27.6	89.1	10.9	4.3	6.6
February	100	98.3	1.7	73.6	26.4	88.3	11.7	4.6	7.1
March	100	95.2	4.8	72.9	27.1	87.3	12.7	4.5	8.2
April	100	98.7	1.3	68.4	31.6	89.8	10.2	3.7	6.5
May	100	97.4	2.6	68.2	31.8	89.1	10.9	3.9	7.0
June	100	97.4	2.6	69.4	30.6	89.9	10.1	3.6	6.5
July	100	97.9	2.1	68.9	31.1	89.7	10.3	3.9	6.4
August	100	99.5	.5	68.5	31.5	--	--	--	--
September	100	96.7	3.3	66.5	33.5	--	--	--	--
October	100	97.6	2.4	68.8	31.2	--	--	--	--

Source: Department of Labor.

¹ Data by urban and rural-nonfarm classification for 1920-53 are available upon request.

² Annual data

not available before 1950; monthly data not available before January 1953.

³ Not available before January 1954. Tabulations showing the

number of units in 2-family and 3-or-more family structures for 1920-53 are available upon request.

⁴ Not yet available.

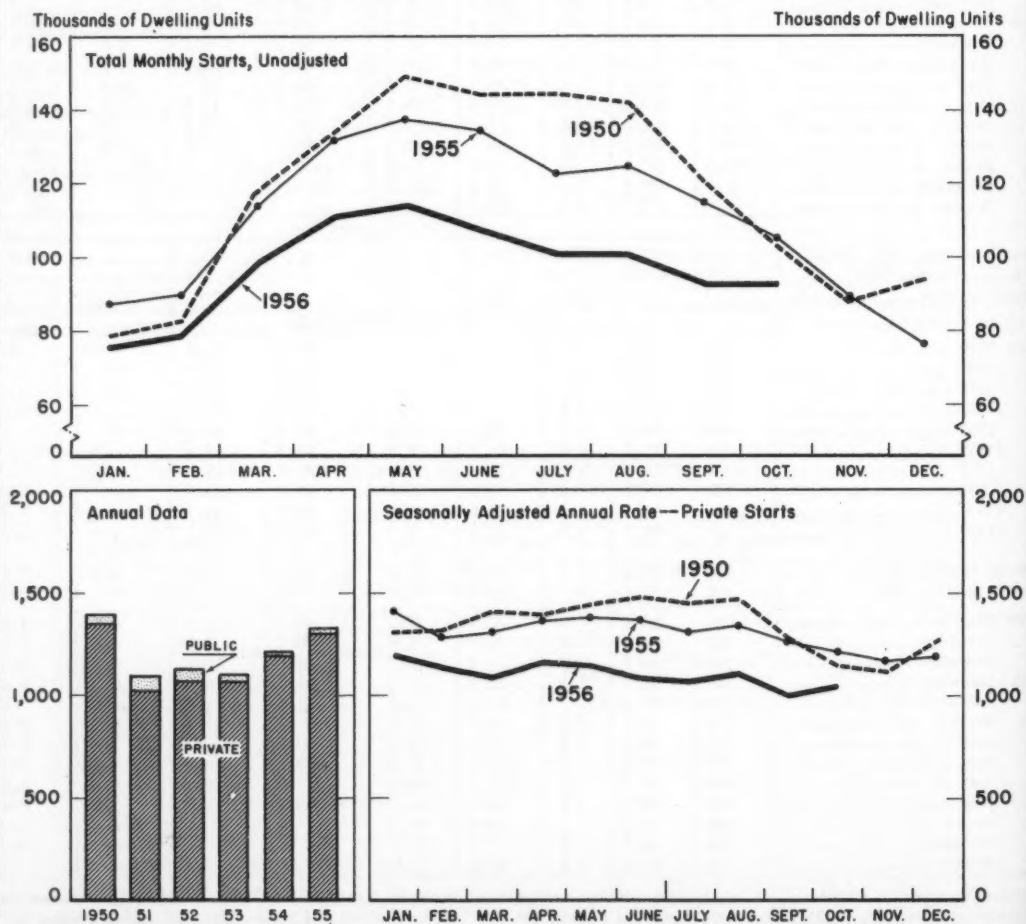
Table 7.--New Private Nonfarm Dwelling Units Started: Seasonally Adjusted Annual Rate

Year	Number of new dwelling units (in thousands)											
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1946.....	682	709	756	719	698	662	642	638	601	607	612	647
1947.....	694	720	696	710	749	802	847	899	981	1,018	1,013	962
1948.....	938	829	955	1,019	997	990	969	898	862	806	802	807
1949.....	800	796	814	885	905	929	964	1,028	1,094	1,156	1,240	1,250
1950.....	1,306	1,310	1,406	1,390	1,448	1,476	1,460	1,478	1,282	1,149	1,120	1,269
1951.....	1,343	1,156	1,068	990	983	948	925	961	1,052	1,002	976	967
1952.....	1,000	1,086	1,060	1,037	1,039	1,029	1,084	1,075	1,099	1,121	1,100	1,092
1953.....	1,102	1,083	1,122	1,134	1,097	1,082	1,045	1,021	1,024	1,026	1,050	1,032
1954.....	1,056	1,081	1,086	1,121	1,111	1,175	1,221	1,244	1,260	1,275	1,377	1,458
1955.....	1,416	1,286	1,314	1,374	1,398	1,371	1,318	1,346	1,262	1,209	1,179	1,192
1956.....	1,195	1,127	1,094	1,157	1,146	1,091	1,070	1,110	1,000	1,050		

Source: Department of Labor.

Chart 3.

Housing Starts (UNADJUSTED AND SEASONALLY ADJUSTED)



SOURCE: DEPARTMENT OF LABOR.

CONSTRUCTION REVIEW C.D.-56-10-C

Table 8.--New Private 1-Family Houses Started: Average Construction Cost

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Year
AVERAGE CONSTRUCTION COST													
1946.....	\$5,250	\$5,400	\$5,850	\$5,575	\$5,475	\$5,425	\$5,375	\$5,450	\$5,450	\$5,625	\$5,675	\$5,575	\$5,525
1947.....	5,700	5,825	6,150	6,275	6,250	6,450	6,725	6,950	7,025	7,275	7,525	7,650	6,750
1948.....	7,250	7,450	7,550	7,775	7,950	8,050	8,050	8,100	7,900	7,825	7,900	7,900	7,850
1949.....	7,650	7,525	7,450	7,500	7,650	7,675	7,525	7,650	7,725	7,675	7,675	7,625	7,625
1950.....	7,625	7,850	8,225	8,450	8,450	8,750	8,875	9,125	8,900	9,200	9,075	9,200	8,675
1951.....	9,100	9,250	9,175	9,325	9,475	9,475	9,400	9,300	9,450	9,225	9,250	9,125	9,300
1952.....	9,050	9,275	9,350	9,550	9,575	9,675	9,500	9,425	9,600	9,525	9,550	9,525	9,475
1953.....	9,400	9,600	9,800	10,000	9,900	10,000	10,125	10,175	10,200	10,175	9,975	10,000	9,950
1954.....	9,750	9,800	10,075	10,600	10,850	10,750	10,850	10,750	10,675	10,800	10,850	11,075	10,625
1955.....	10,575	11,125	11,250	11,250	11,400	11,400	11,475	11,425	11,525	11,575	11,575	11,625	11,350
1956.....	11,325	11,750	12,150	12,275	12,300	12,300	12,375	(1)	(1)	(1)			
Percent change, 1955 to 1956													
	+7.1	+5.6	+8.0	+9.1	+7.9	+7.9	+7.8	--	--	--			

Source: Department of Labor.

¹ Not yet available.Table 9.--New Nonfarm Dwelling Units Started, by Region ¹

Region	Number of new dwelling units (in thousands)											Percent change, 1st 7 mos. 1955-56
	1955		1956							First 7 months		
	July	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	1955	1956	
TOTAL	122.7	76.2	75.0	78.3	98.6	111.3	113.7	107.4	101.1	818.1	685.4	-16.2
Northeast	27.1	14.3	12.4	14.4	18.9	23.4	24.7	24.2	21.8	169.3	139.8	-17.4
North Central	35.6	15.6	15.7	16.4	26.1	33.6	33.3	31.2	29.9	215.6	186.2	-13.6
South	32.7	27.7	27.3	26.8	29.2	31.0	32.8	29.3	27.7	238.3	204.1	-14.4
West	27.3	18.6	19.6	20.7	24.4	23.3	22.9	22.7	21.7	194.9	155.3	-20.3

Source: Department of Labor.

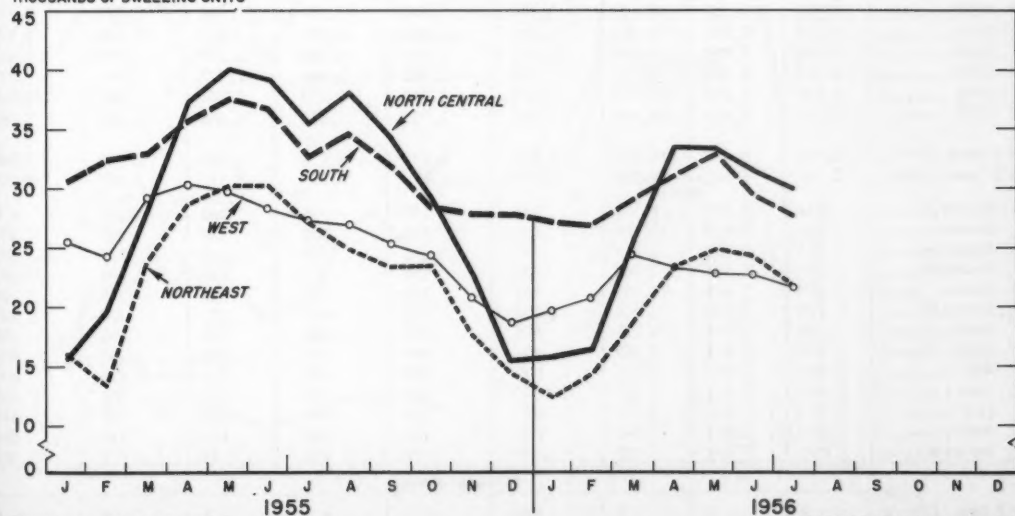
¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2.

Chart 4

Housing Starts

(Regional Trends)

THOUSANDS OF DWELLING UNITS



SOURCE: DEPARTMENT OF LABOR.

CONSTRUCTION REVIEW C.D.-56-10-D

CONSTRUCTION REVIEW

Table 10.—New Private Nonfarm Dwelling Units: Mortgages Applied for, Appraisals Requested, and Units Started Under FHA and VA Programs

Period	FHA-assisted units		VA-assisted units		Nonfarm dwelling units started		
	In applications	Started (in thousands)	In appraisal requests	Started (in thousands)	U. S. total	FHA- assisted	VA- assisted
	NUMBER OF DWELLING UNITS				PERCENT DISTRIBUTION		
Year: 1950	625,343	486.7	(1)	200.0	100	36	15
1951	267,127	263.5	164,365	148.6	100	26	15
1952	323,753	280.0	226,299	141.3	100	26	13
1953	327,323	252.0	251,437	156.6	100	24	15
1954	383,334	276.3	535,412	307.0	100	23	26
1955	314,888	277.1	620,776	391.8	100	21	30
First 10 mos., 1955	284,284	243.1	565,487	343.1	100	21	30
First 10 mos., 1956	199,858	168.3	360,550	237.9	100	18	25
1955: October	19,836	18.6	43,143	34.8	100	18	33
November	16,921	17.5	30,397	28.1	100	20	32
December	13,683	16.2	24,892	21.6	100	22	29
1956: January	16,181	13.0	29,284	23.0	100	18	31
February	20,189	13.1	37,134	17.4	100	17	23
March	26,376	17.0	37,511	20.6	100	18	22
April	23,755	19.9	45,769	26.4	100	18	24
May	24,278	19.7	44,395	26.6	100	18	24
June	18,331	18.5	35,620	26.4	100	18	25
July	19,484	17.6	34,634	25.2	100	18	25
August	19,066	18.7	36,518	24.4	100	19	24
September	14,017	15.2	30,007	24.0	100	17	27
October	18,181	15.6	29,678	24.0	100	17	26
	Percent change						
First 10 mos., 1955-56	-30	-31	-36	-31			

Source: Table compiled by Department of Labor from data reported by the Federal Housing Administration (FHFA) and the Veterans Administration. ¹Not available.

Table 11.—Nonfarm Mortgage Recordings of \$20,000 or Less: Number and Average Amount, and Total Amount by Type of Lender

Period	Total number (in thou- sands)	Average amount (dollars)	Total amount (in millions of dollars) recorded by—						
			All lenders	Savings and loan associations	Insurance companies	Commercial banks	Mutual savings banks	Individuals	All other lenders
Year: 1950	3,032	5,335	16,179	5,060	1,618	3,365	1,064	2,299	2,774
1951	2,878	5,701	16,405	5,295	1,615	3,370	1,013	2,539	2,572
1952	3,028	5,950	18,018	6,452	1,420	3,600	1,137	2,758	2,651
1953	3,164	6,241	19,747	7,365	1,480	3,680	1,327	2,841	3,055
1954	3,458	6,644	22,974	8,312	1,768	4,239	1,501	2,882	4,272
1955	3,913	7,279	28,484	10,452	1,932	5,617	1,858	3,362	5,265
First 9 mos., 1955 ..	2,979	7,429	21,594	8,151	1,471	4,154	1,353	2,525	3,940
First 9 mos., 1956 ..	2,746	7,503	20,604	7,307	1,370	4,210	1,341	2,667	3,709
1955: September	342	7,377	2,522	946	155	505	168	292	456
October	326	7,320	2,387	835	153	505	167	285	441
November	314	7,380	2,316	765	152	499	171	285	443
December	293	7,457	2,188	700	156	457	166	268	441
1956: January	275	7,483	2,059	665	148	435	131	275	406
February	278	7,368	2,050	700	136	421	127	270	395
March	309	7,360	2,271	816	152	468	128	300	408
April	303	7,494	2,269	827	148	470	128	295	401
May	324	7,511	2,434	872	159	508	152	318	425
June	319	7,583	2,417	877	165	494	162	309	410
July	312	7,621	2,374	851	159	464	168	307	425
August	336	7,562	2,544	921	163	508	181	319	452
September	290	7,534	2,185	779	139	441	163	275	388
	Percent change								
First 9 mos., 1955-56	-8	+1	-5	-10	-7	+1	-1	+6	-6

Source: Table compiled by Department of Labor from data reported by the Federal Home Loan Bank Board.

Part III--Building Permits

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Table 12.--Building Permit Activity: Current Summary, by Type of Building Construction

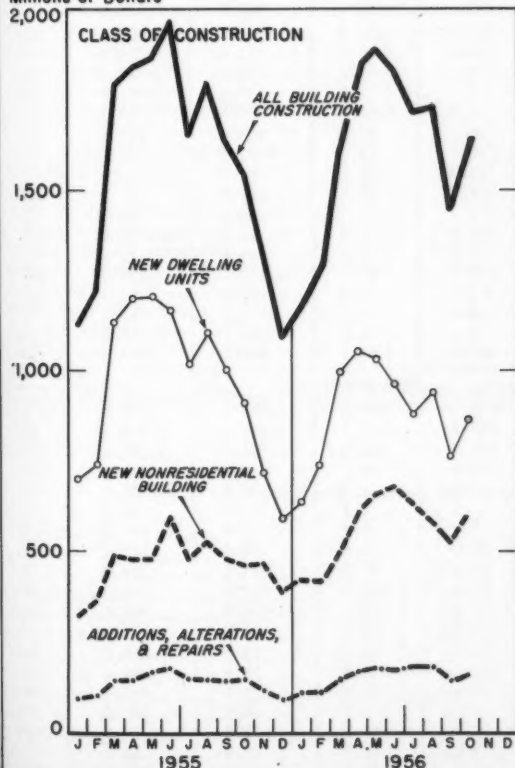
Type of building construction	Valuation (in millions of dollars)						Percent change, Oct. 1955-56
	1956			1955	First 10 months		
	Oct.	Sept.	Aug.	Oct.	1956	1955	
All building construction ¹	1,641.6	1,433.9	1,725.4	1,568.9	16,314.0	16,522.6	+ 5
Private	1,486.2	1,303.0	1,588.4	1,438.2	14,733.7	15,105.0	+ 3
Public	155.4	130.9	137.0	130.7	1,580.3	1,417.6	+19
New dwelling units ²	862.3	761.3	944.6	919.9	8,924.6	10,216.6	- 6
Number of new dwelling units	(79,142)	(70,405)	(85,725)	(89,913)	(829,900)	(1,020,578)	(-12)
New nonresidential building	598.5	518.9	576.2	486.5	5,676.8	4,734.6	+23
Commercial buildings	178.1	160.5	187.6	166.2	1,785.5	1,584.1	+ 7
Stores and other mercantile buildings	101.5	76.3	92.4	83.3	877.5	860.4	+22
All other commercial buildings	76.6	84.2	95.2	82.9	908.0	723.7	- 8
Community buildings.....	212.4	180.9	190.4	159.9	1,904.5	1,653.1	+33
Industrial buildings	123.2	94.4	104.2	78.9	1,085.1	678.7	+56
All other nonresidential buildings	84.8	83.1	93.9	81.5	901.8	818.8	+ 4
Additions, alterations, and repairs.....	165.9	142.4	181.8	150.3	1,587.4	1,433.3	+10

Source: Department of Labor. ¹ Includes new nonhousekeeping residential building, not shown separately. ² Housekeeping only.

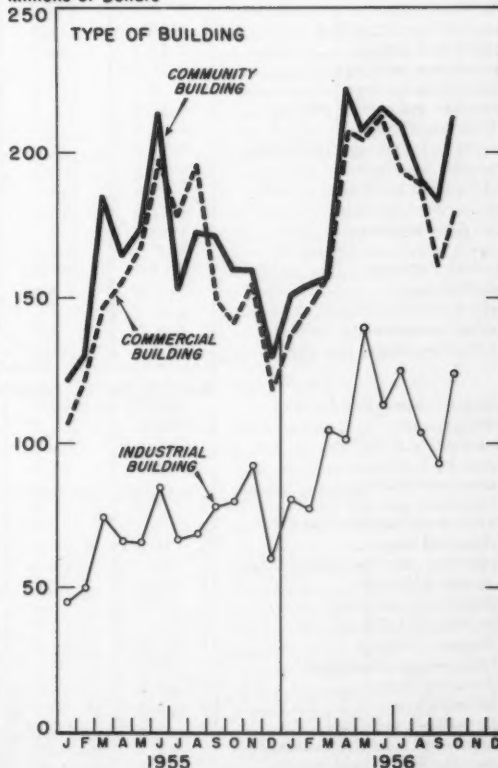
Chart 5

Building Permit Activity

Millions of Dollars



Millions of Dollars



SOURCE: DEPARTMENT OF LABOR.

CONSTRUCTION REVIEW C.D. 56-10-E

CONSTRUCTION REVIEW

Table 13.—Building Permit Activity: Valuation, by Type of Building Construction and Region¹

Type of building construction	Valuation (in millions of dollars)						Percent change, 1st 9 months 1955-56
	1955	1956			First 9 months		
	Sept.	July	Aug.	Sept.	1955	1956	
UNITED STATES							
All building construction ²	1,639.6	1,716.7	1,725.4	1,433.9	14,953.7	14,672.4	- 2
New dwelling units ³	1,002.1	887.1	944.6	761.3	9,296.7	8,062.3	-13
New nonresidential building	482.0	636.7	576.2	518.9	4,248.1	5,078.3	+20
Commercial buildings	149.8	192.8	187.6	160.5	1,417.9	1,607.4	+13
Amusement buildings	6.7	12.7	7.5	10.2	81.6	88.6	+ 9
Commercial garages	5.7	7.0	5.1	3.6	51.3	45.5	-11
Gasoline and service stations	12.7	13.6	15.4	15.3	108.3	123.5	+14
Office buildings	43.1	78.4	67.1	55.1	399.6	573.8	+44
Stores and other mercantile bldgs..	81.6	81.1	92.4	76.3	777.1	776.0	(4)
Community buildings	172.6	208.9	190.4	180.9	1,493.2	1,692.1	+13
Educational buildings	110.0	110.7	102.6	106.6	945.9	1,061.4	+12
Institutional buildings	30.2	52.6	47.5	32.2	238.9	282.5	+18
Religious buildings	32.4	45.6	40.4	42.1	308.3	348.2	+13
Garages, private residential	23.7	21.8	23.9	22.2	148.8	158.1	+ 6
Industrial buildings	78.3	125.2	104.2	94.4	599.8	961.9	+60
Public buildings	15.5	30.6	20.6	21.4	240.8	244.8	+ 2
Public utilities buildings	24.7	37.1	32.4	23.2	205.2	241.0	+17
All other nonresidential buildings	17.3	20.3	17.0	16.3	142.6	173.0	+21
Additions, alterations, and repairs	144.7	183.4	181.8	142.4	1,283.0	1,421.5	+11
Northeast							
All building construction ²	360.7	341.5	361.8	334.3	3,217.4	3,144.5	- 2
New dwelling units ³	213.1	187.3	193.5	168.3	1,998.9	1,719.6	-14
New nonresidential building	114.0	113.9	123.6	130.7	914.7	1,099.7	+20
Commercial buildings	33.3	36.3	51.1	44.5	291.6	353.0	+21
Amusement buildings	1.1	1.7	1.5	2.1	12.7	19.1	+50
Commercial garages	1.1	2.3	2.1	1.7	13.3	15.8	+19
Gasoline and service stations	1.9	2.1	3.0	2.7	17.5	22.0	+26
Office buildings	7.1	18.3	28.7	26.5	105.4	163.2	+55
Stores and other mercantile bldgs..	22.0	11.9	15.8	11.6	142.7	133.1	- 7
Community buildings	45.4	45.5	29.0	49.3	348.7	417.0	+20
Educational buildings	21.9	25.7	13.4	25.8	227.3	263.6	+16
Institutional buildings	14.2	13.1	4.7	16.6	50.7	82.0	+62
Religious buildings	9.3	6.7	10.8	6.9	70.7	71.3	+ 1
Garages, private residential	5.2	4.2	4.6	4.2	31.6	31.4	- 1
Industrial buildings	13.9	16.2	28.1	22.0	138.8	194.6	+40
Public buildings	4.8	2.3	3.7	1.8	26.1	33.7	+29
Public utilities buildings	6.3	4.6	4.9	5.5	41.7	38.0	- 9
All other nonresidential buildings	5.0	4.7	2.3	3.3	36.2	32.0	-12
Additions, alterations, and repairs	32.7	39.2	42.6	33.3	280.0	307.6	+10
North Central							
All building construction ²	559.9	555.7	548.2	445.9	4,546.9	4,487.0	- 1
New dwelling units ³	349.4	291.3	306.4	255.5	2,847.1	2,548.4	-10
New nonresidential building	164.9	209.6	186.9	146.0	1,326.1	1,520.8	+15
Commercial buildings	35.9	59.7	46.9	34.3	386.4	430.1	+11
Amusement buildings	1.2	6.8	1.8	2.3	26.4	26.5	(4)
Commercial garages	1.3	1.0	.7	1.3	16.1	10.2	-37
Gasoline and service stations	4.3	4.3	5.4	5.0	34.4	37.6	+ 9
Office buildings	12.2	27.5	16.1	8.4	94.4	142.1	+51
Stores and other mercantile bldgs..	16.9	20.1	23.0	17.3	215.1	213.8	- 1
Community buildings	62.8	76.5	65.9	61.2	482.0	518.0	+ 7
Educational buildings	42.0	37.7	42.4	37.2	300.4	331.1	+10
Institutional buildings	8.1	17.7	11.0	9.7	83.1	75.7	- 9
Religious buildings	12.7	21.1	12.4	14.2	98.5	111.1	+13
Garages, private residential	13.5	12.4	14.0	13.5	78.4	86.4	+10
Industrial buildings	37.0	39.0	38.4	25.3	223.1	321.9	+44
Public buildings	5.5	7.2	5.9	3.2	64.3	47.6	-26
Public utilities buildings	7.1	11.2	12.9	5.2	71.8	83.0	+16
All other nonresidential buildings	3.1	3.6	3.0	3.3	20.0	33.9	+70
Additions, alterations, and repairs	41.9	52.0	52.3	40.6	352.6	392.7	+11

See footnotes at end of table.

CONSTRUCTION REVIEW

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Table 13.--Building Permit Activity: Valuation, by Type of Building Construction and Region¹--Continued

Type of building construction	Valuation (in millions of dollars)						Percent change, 1st 9 months 1955-56
	1955	1956			First 9 months		
	Sept.	July	Aug.	Sept.	1955	1956	
	South						
All building construction ²	368.8	394.1	396.9	333.1	3,696.6	3,470.3	- 6
New dwelling units ³	212.9	200.1	213.5	171.5	2,164.2	1,859.5	-14
New nonresidential building	116.1	140.0	128.1	123.3	1,131.3	1,199.9	+ 6
Commercial buildings	44.4	49.9	41.6	43.8	426.8	457.8	+ 7
Amusement buildings	1.6	1.5	1.3	3.6	27.0	20.9	-23
Commercial garages	2.7	1.1	1.5	.4	16.7	11.1	-34
Gasoline and service stations	4.2	4.7	4.5	5.0	35.2	42.0	+19
Office buildings	12.6	18.4	10.8	10.8	112.9	155.6	+38
Stores and other mercantile bldgs..	23.2	24.2	23.5	24.1	235.0	228.3	- 3
Community buildings	41.4	48.8	54.1	42.3	400.0	409.6	+ 2
Educational buildings	27.3	25.1	26.8	23.4	223.0	232.2	+ 4
Institutional buildings	6.7	11.9	16.8	3.5	75.4	71.3	- 5
Religious buildings	7.5	11.7	10.4	15.3	101.6	106.0	+ 4
Garages, private residential	1.9	1.5	1.7	1.7	14.7	14.8	+ 1
Industrial buildings	13.4	16.9	13.1	16.5	103.1	142.5	+38
Public buildings	3.5	5.2	5.9	10.2	82.2	79.6	- 3
Public utilities buildings	7.9	14.1	8.7	5.3	66.8	66.0	- 1
All other nonresidential buildings	3.7	3.7	3.2	3.5	37.6	29.6	-21
Additions, alterations, and repairs	35.5	50.2	45.8	35.9	351.4	376.1	+ 7
	West						
All building construction ²	350.2	425.4	418.5	320.6	3,492.8	3,570.7	+ 2
New dwelling units ³	226.8	208.3	231.2	166.0	2,286.5	1,934.7	-15
New nonresidential building	87.0	173.2	137.5	118.8	875.9	1,257.8	+44
Commercial buildings	36.3	46.9	48.0	37.9	313.0	366.5	+17
Amusement buildings	2.7	2.7	3.0	2.2	15.4	22.1	+44
Commercial garages .....	.6	2.6	.8	.2	5.2	8.5	+63
Gasoline and service stations	2.3	2.5	2.6	2.6	21.2	21.9	+ 3
Office buildings	11.2	14.3	11.5	9.4	86.9	112.9	+30
Stores and other mercantile bldgs..	19.4	24.8	30.2	23.4	184.3	201.0	+ 9
Community buildings	22.9	38.2	41.5	28.2	262.4	347.7	+33
Educational buildings	18.8	22.2	19.9	20.1	195.3	234.4	+20
Institutional buildings	1.2	9.9	14.9	2.5	29.7	53.6	+80
Religious buildings	3.0	6.0	6.7	5.6	37.5	59.6	+59
Garages, private residential	3.1	3.7	3.6	2.7	24.0	25.5	+ 6
Industrial buildings	14.0	53.0	24.8	30.5	134.7	302.8	+125
Public buildings	1.7	15.9	5.1	6.2	68.2	83.9	+23
Public utilities buildings	3.5	7.2	6.0	7.1	24.8	53.9	+117
All other nonresidential buildings	5.6	8.3	8.5	6.2	48.8	77.5	+59
Additions, alterations, and repairs	34.6	42.0	41.1	32.5	298.9	345.0	+15

Source: Department of Labor. ¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2. ² Includes new nonhousekeeping residential building, not shown separately. ³ Housekeeping only. ⁴ Change of less than one-half of 1 percent.

Table 14.--Building Permit Activity: Number of Nonresidential Buildings, by Type of Building

Type of building construction	1955	1956							
	Sept.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.
Amusement buildings	165	143	186	284	286	277	265	254	157
Commercial garages	218	124	216	196	202	173	205	180	185
Educational buildings	453	396	463	419	498	561	469	428	360
Garages, private residential	28,641	7,214	14,234	22,588	25,136	23,403	24,668	27,335	25,160
Gasoline and service stations	866	757	843	940	1,024	974	899	973	945
Industrial buildings	1,219	1,091	1,349	1,550	1,487	1,369	1,195	1,233	1,277
Institutional buildings	68	52	78	83	79	88	123	94	75
Office buildings	766	582	715	742	710	711	635	682	597
Religious buildings	479	361	471	607	613	564	569	520	522
Stores and other mercantile buildings	2,749	2,566	3,160	3,504	3,446	2,839	2,943	2,861	2,340

Source: Department of Labor.

CONSTRUCTION REVIEW

Table 15.—Building Permit Activity: Valuation and Number of New Dwelling Units, by Type of Structure, Public-Private Ownership, and Region ¹

(Housekeeping units only)

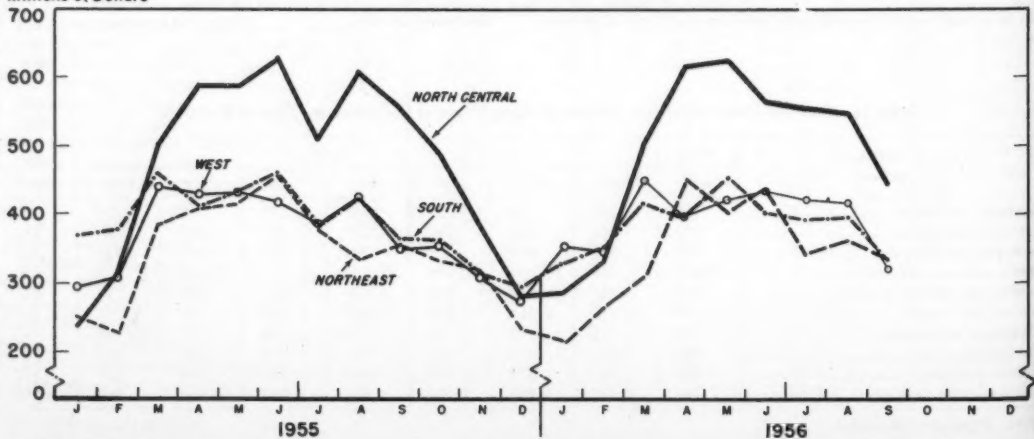
Ownership and type of structure	Valuation (in millions of dollars)					Number of dwelling units				
	1955		1956		First 9 months	1955		1956		First 9 months
	Sept.	Aug.	Sept.	1955	1956	Sept.	Aug.	Sept.	1955	1956
UNITED STATES										
All new dwelling units..	1,002.1	944.6	761.3	9,296.7	8,062.3	96,790	85,725	70,405	930,665	750,758
Privately owned	993.0	940.1	746.7	9,178.6	7,923.3	95,739	85,127	68,606	917,977	736,673
1-family	928.7	867.4	688.4	8,578.2	7,370.1	86,137	74,845	59,781	822,390	652,171
2-4 family	22.3	26.3	23.9	234.7	233.7	3,409	3,684	3,367	37,171	34,188
5-or-more family	42.0	46.4	34.4	365.7	319.4	6,193	6,598	5,458	58,416	50,314
Publicly owned	9.1	4.5	14.6	118.1	139.0	1,051	598	1,799	12,688	14,085
Northeast										
All new dwelling units..	213.1	193.5	168.3	1,998.9	1,719.6	20,476	17,336	14,970	195,007	155,508
Privately owned	204.1	189.8	158.8	1,937.0	1,644.7	19,429	16,854	13,849	188,167	147,735
1-family	189.7	176.1	148.7	1,747.7	1,524.3	17,472	14,855	12,579	163,371	131,418
2-4 family	4.4	4.6	3.9	46.9	52.2	620	647	526	6,718	7,107
5-or-more family	10.1	9.0	6.2	142.4	68.2	1,337	1,352	744	18,078	9,210
Publicly owned	9.0	3.8	9.5	61.8	74.9	1,047	482	1,121	6,840	7,773
North Central										
All new dwelling units..	349.4	306.4	255.5	2,847.1	2,548.4	29,447	23,961	20,435	245,309	204,147
Privately owned	349.3	306.4	251.9	2,815.1	2,511.6	29,443	23,961	19,927	242,103	200,457
1-family	327.8	289.0	236.5	2,693.1	2,393.9	27,177	22,050	18,271	227,242	187,149
2-4 family	6.6	9.6	8.2	66.9	69.6	739	997	832	7,512	7,166
5-or-more family	14.9	7.7	7.2	55.0	48.1	1,527	914	824	7,349	6,142
Publicly owned .....	.1	0	3.7	32.0	36.8	4	0	508	3,206	3,690
South										
All new dwelling units..	212.9	213.5	171.5	2,164.2	1,859.5	23,449	22,011	18,600	249,547	198,207
Privately owned	212.9	212.8	170.2	2,152.7	1,841.5	23,449	21,896	18,450	248,247	196,391
1-family	202.0	194.8	156.3	2,045.5	1,723.2	21,281	19,613	15,890	225,247	176,303
2-4 family	4.4	4.1	5.2	48.5	42.1	857	797	943	10,415	8,313
5-or-more family	6.5	14.0	8.6	58.7	76.1	1,311	1,486	1,617	12,585	11,775
Publicly owned	0	.7	1.2	11.5	18.0	0	115	150	1,300	1,816
West										
All new dwelling units..	226.8	231.2	166.0	2,286.5	1,934.7	23,418	22,417	16,400	240,802	192,896
Privately owned	226.8	231.1	165.8	2,273.7	1,925.4	23,418	22,416	16,380	239,460	192,090
1-family	209.3	207.5	146.9	2,091.9	1,728.7	20,207	18,327	13,041	206,530	157,301
2-4 family	7.0	8.0	6.5	72.4	69.7	1,193	1,243	1,066	12,526	11,602
5-or-more family	10.4	15.6	12.4	109.5	127.0	2,018	2,846	2,273	20,404	23,187
Publicly owned	0	(2)	.2	12.8	9.3	0	1	20	1,342	806

Source: Department of Labor.
than \$50,000.¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2. ² Less

Chart 6.

Millions of Dollars

Building Permit Activity, By Regions



SOURCE: DEPARTMENT OF LABOR.

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Table 16.--Building Permit Activity: Valuation, by Metropolitan-Nonmetropolitan Location and by State

(Millions of dollars)

State	1955	1956					First 8 months		Percent change, 1st 8 mos. 1955-56
	Aug.	Apr.	May	June	July	Aug.	1955	1956	
ALL STATES	1,797.5	1,863.0	1,902.1	1,841.9	1,716.7	1,725.4	13,314.8	13,238.5	- 1
Metropolitan areas	1,436.9	1,441.7	1,504.3	1,453.6	1,330.7	1,346.8	10,688.3	10,364.1	- 3
Nonmetropolitan areas	360.6	421.3	397.8	388.3	386.0	378.6	2,626.5	2,874.4	+ 9
Alabama	13.6	13.9	17.0	14.5	15.6	14.2	112.4	118.2	+ 5
Arizona	15.8	12.2	19.3	18.4	16.7	18.0	114.2	129.7	+14
Arkansas	6.4	5.7	5.7	5.0	4.3	5.3	38.7	40.4	+ 4
California	296.6	269.8	286.7	281.9	314.1	291.2	2,166.7	2,255.6	+ 4
Colorado	24.4	25.5	20.7	28.8	17.9	19.9	195.2	177.4	- 9
Connecticut	31.5	37.6	37.9	41.1	30.9	34.4	249.9	252.5	+ 1
Delaware	3.6	5.2	5.0	6.3	3.8	6.2	42.5	39.0	- 8
District of Columbia	3.3	3.1	5.5	4.5	6.1	3.6	69.9	33.4	-52
Florida	76.8	69.1	73.8	75.0	72.9	79.3	513.4	572.2	+11
Georgia	28.6	20.0	26.7	23.2	24.2	23.7	195.7	180.7	- 8
Idaho	3.2	4.4	6.3	3.6	3.1	3.7	23.9	27.4	+15
Illinois	137.7	138.5	138.6	125.0	119.5	117.3	885.8	940.0	+ 6
Indiana	29.7	39.9	45.2	41.0	38.4	51.2	257.6	306.6	+19
Iowa	16.9	21.1	21.4	18.9	14.9	15.6	127.8	123.0	- 4
Kansas	13.7	14.6	13.2	10.9	13.0	10.3	134.6	104.3	-23
Kentucky	22.8	19.4	20.0	14.1	22.3	15.6	123.2	121.6	- 1
Louisiana	25.4	27.6	30.5	20.5	21.5	24.2	211.5	198.1	- 6
Maine	2.9	2.8	4.6	4.5	3.9	2.8	18.1	23.7	+31
Maryland	41.3	39.5	46.1	40.1	33.7	49.1	362.7	307.6	-15
Massachusetts	35.9	50.2	45.1	39.2	46.4	40.0	307.8	314.9	+ 2
Michigan	125.2	119.4	124.5	98.2	113.9	112.6	780.2	777.2	(1)
Minnesota	45.9	46.0	51.9	41.0	36.2	38.1	287.3	267.7	- 7
Mississippi	4.3	6.2	5.0	3.8	5.1	4.1	36.2	36.8	+ 2
Missouri	33.7	37.4	26.6	28.4	27.7	30.3	233.5	219.7	- 6
Montana	4.8	3.4	5.0	5.5	4.2	3.2	28.3	29.2	+ 3
Nebraska	7.7	8.9	7.2	8.0	10.2	8.3	71.0	58.7	-17
Nevada	3.8	5.1	3.9	3.1	2.6	3.0	52.0	30.7	-41
New Hampshire	6.7	4.2	6.2	3.8	3.6	3.8	31.0	25.8	-17
New Jersey	64.7	90.9	83.8	72.4	64.0	67.9	566.8	563.2	- 1
New Mexico	7.6	6.1	6.8	5.9	6.6	7.1	62.6	50.9	-19
New York	117.9	167.3	133.8	166.6	116.4	140.2	1,025.7	1,016.1	- 1
North Carolina	18.8	19.1	29.5	17.5	20.5	20.4	158.2	163.5	+ 3
North Dakota	3.5	7.1	5.0	6.6	3.9	6.0	25.2	30.3	+20
Ohio	146.7	119.8	132.0	139.8	136.0	116.1	851.5	875.1	+ 3
Oklahoma	14.9	11.4	13.9	13.5	12.0	13.4	114.2	96.7	-15
Oregon	17.2	16.9	23.9	21.1	16.9	17.5	117.2	133.3	+14
Pennsylvania	74.3	94.9	84.1	93.9	67.8	67.2	614.4	563.3	- 8
Rhode Island	4.1	4.7	4.4	14.1	8.1	4.9	34.0	44.7	+31
South Carolina	7.0	6.5	7.7	6.0	6.5	5.4	65.9	53.6	-19
South Dakota	4.3	4.7	4.5	5.3	3.3	2.6	26.3	27.1	+ 3
Tennessee	22.6	21.4	20.3	19.1	24.4	16.5	159.3	151.3	- 5
Texas	87.5	77.1	84.3	75.1	78.1	75.2	736.8	647.9	-12
Utah	15.0	11.3	12.0	13.1	8.7	14.8	87.3	111.2	+27
Vermont	2.0	.7	1.9	1.5	.5	.6	9.2	6.0	-35
Virginia	39.8	45.0	58.0	55.5	37.3	34.7	341.1	331.1	- 3
Washington	36.1	39.2	35.9	51.7	32.8	37.4	280.9	286.7	+ 2
West Virginia	5.4	6.0	6.2	7.9	5.9	5.8	46.3	45.2	- 2
Wisconsin	43.9	59.6	52.6	43.6	38.9	39.7	306.9	311.8	+ 2
Wyoming	2.0	2.2	2.1	3.1	1.8	2.7	14.3	17.5	+22

Source: Department of Labor.

1 Change of less than one-half of 1 percent.

CONSTRUCTION REVIEW

Table 17.--Building Permit Activity: Number of New Dwelling Units, by Metropolitan-Nonmetropolitan Location and by State

State	(Housekeeping units only)							First 8 months		Percent change, 1st 8 mos. 1955-56
	1955	1956						1955	1956	
	Aug.	Apr.	May	June	July	Aug.				
ALL STATES	108,184	98,116	96,114	88,333	81,296	85,725	833,875	680,353	-18	
Metropolitan areas	85,929	74,414	73,941	67,768	61,626	65,630	664,580	521,735	-21	
Nonmetropolitan areas	22,255	23,702	22,173	20,565	19,670	20,095	169,295	158,618	-6	
Alabama	1,250	994	1,252	1,078	1,029	1,047	9,647	8,444	-12	
Arizona	1,179	887	1,334	826	1,015	966	9,989	8,229	-18	
Arkansas	334	402	306	274	327	282	3,056	2,569	-16	
California	19,139	16,382	16,045	14,885	15,009	16,865	154,333	128,786	-17	
Colorado	1,648	1,541	1,492	1,667	1,059	1,231	14,364	10,744	-25	
Connecticut	1,520	1,812	1,861	2,014	1,595	1,773	13,056	12,211	-6	
Delaware	188	318	166	316	190	423	2,934	2,132	-27	
District of Columbia	107	79	317	128	107	198	2,338	1,279	-45	
Florida	4,942	4,929	5,043	4,623	4,672	5,161	37,003	39,078	+6	
Georgia	1,874	1,559	1,628	1,411	1,469	1,601	14,662	12,266	-16	
Idaho	189	188	196	158	126	184	1,335	1,085	-19	
Illinois	8,369	6,659	5,944	5,970	4,954	5,336	49,367	42,482	-14	
Indiana	1,823	2,064	1,981	1,736	1,782	1,836	14,808	14,211	-4	
Iowa	952	1,085	982	1,130	734	634	7,011	6,041	-14	
Kansas	926	847	845	676	659	647	7,937	6,013	-24	
Kentucky	1,807	1,150	1,006	894	1,099	718	9,217	6,701	-27	
Louisiana	1,018	1,552	1,146	763	995	1,157	10,165	8,341	-18	
Maine	146	158	238	173	158	171	985	1,012	+3	
Maryland	2,662	2,572	2,195	1,922	2,078	1,911	22,465	16,505	-27	
Massachusetts	2,060	2,339	2,658	2,124	1,986	2,175	17,624	16,294	-8	
Michigan	6,836	5,687	4,650	4,975	4,382	4,854	44,304	36,029	-19	
Minnesota	1,908	2,088	1,960	1,571	1,571	1,616	13,448	11,188	-17	
Mississippi	293	238	255	276	217	262	2,604	2,149	-17	
Missouri	1,752	1,568	1,307	1,244	1,007	1,248	12,669	9,792	-23	
Montana	198	193	226	209	157	142	1,470	1,191	-19	
Nebraska	572	569	463	479	416	450	4,410	3,451	-22	
Nevada	257	353	204	89	100	111	2,776	1,721	-38	
New Hampshire	230	202	263	195	236	253	1,539	1,383	-10	
New Jersey	4,592	4,529	4,699	3,887	4,092	3,586	37,853	31,315	-17	
New Mexico	549	425	411	425	468	428	4,709	3,098	-34	
New York	8,429	7,332	6,826	7,816	5,758	6,441	67,441	51,295	-24	
North Carolina	1,058	1,051	1,121	854	931	794	9,570	7,900	-17	
North Dakota	180	261	215	204	174	189	1,161	1,115	-4	
Ohio	7,203	5,334	5,523	5,971	5,547	5,284	44,228	37,580	-15	
Oklahoma	784	684	700	754	658	652	7,503	5,381	-28	
Oregon	768	738	923	633	579	570	5,775	4,986	-14	
Pennsylvania	4,048	4,388	4,241	3,520	2,703	2,553	33,266	24,645	-26	
Rhode Island	310	311	326	294	293	340	2,522	2,148	-15	
South Carolina	426	350	376	299	287	326	3,801	2,890	-24	
South Dakota	224	221	204	161	162	175	1,648	1,148	-30	
Tennessee	1,541	1,240	1,131	1,082	1,032	980	12,935	8,701	-33	
Texas	5,560	4,198	4,437	3,600	3,753	4,250	51,458	33,765	-34	
Utah	998	583	733	815	448	476	5,562	4,713	-15	
Vermont	51	42	48	29	34	44	245	235	-4	
Virginia	2,790	3,024	3,702	2,380	2,003	1,935	24,443	19,309	-21	
Washington	1,940	1,744	1,568	1,550	1,221	1,346	16,151	11,119	-31	
West Virginia	307	334	313	284	303	314	2,297	2,197	-4	
Wisconsin	2,095	2,789	2,553	1,880	1,650	1,692	14,871	14,702	-1	
Wyoming	152	123	101	89	71	98	920	784	-15	

Source: Department of Labor.

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Table 18.—Building Permit Activity: Valuation, in Selected Metropolitan Areas

(Millions of dollars)

Metropolitan area	1955	1956					First 8 months		Percent change, 1st 8 mos. 1955-56
	Aug.	Apr.	May	June	July	Aug.	1955	1956	
Atlanta, Ga.	21.3	11.5	17.5	12.0	11.4	13.8	128.1	100.5	-22
Baltimore, Md.	19.5	19.2	16.3	22.1	15.7	29.5	193.1	157.6	-18
Birmingham, Ala.	6.3	6.0	7.7	6.0	6.9	4.8	48.1	49.9	+4
Boston, Mass.	18.7	28.5	25.3	20.0	29.3	18.6	169.3	166.9	-1
Buffalo, N. Y.	14.2	15.1	14.3	18.6	17.1	17.8	114.1	120.6	+6
Chicago, Ill.	122.5	122.9	124.0	110.5	107.5	103.9	786.2	838.9	+7
Cleveland, Ohio	40.7	39.0	39.4	40.9	47.4	39.3	251.4	287.1	+14
Columbus, Ohio	27.9	13.3	17.1	12.7	15.1	12.4	111.0	97.7	-12
Denver, Colo.	13.9	17.8	12.8	11.7	9.7	12.7	119.5	107.6	-10
Detroit, Mich.	85.5	69.1	87.7	64.0	58.8	69.7	524.2	497.7	-5
Indianapolis, Ind.	8.4	9.4	18.9	9.3	9.3	21.6	74.3	91.1	+23
Los Angeles, Calif.	162.5	125.5	142.4	146.2	146.4	148.7	1,104.9	1,137.5	+3
Memphis, Tenn.	5.3	6.7	5.2	5.6	7.3	3.5	57.4	46.2	-20
Miami, Fla.	28.4	23.1	28.3	27.7	24.6	26.5	186.7	188.6	+1
Milwaukee, Wis.	19.3	21.5	25.0	15.5	16.3	17.3	125.0	131.8	+5
New York-Northeastern New Jersey	120.8	175.9	143.0	169.6	112.7	131.8	1,067.6	1,061.8	-1
Norfolk-Portsmouth, Va.	3.8	4.0	15.8	11.4	6.0	3.7	48.7	53.5	+10
Phoenix, Ariz.	9.1	7.5	11.1	13.3	9.8	11.7	77.2	84.2	+9
Rochester, N. Y.	6.1	7.2	7.2	5.8	7.8	8.6	60.5	46.8	-23
Salt Lake City, Utah	8.5	5.6	5.5	8.5	5.0	7.9	44.0	47.6	+8
San Diego, Calif.	13.9	15.6	16.4	17.0	15.7	14.6	116.9	124.4	+6
San Francisco-Oakland, Calif.	49.4	46.3	46.0	46.0	38.8	38.6	358.2	329.8	-8
Seattle, Wash.	18.6	18.5	12.0	24.0	12.4	22.0	128.3	122.1	-5
Washington, D. C.	29.9	32.0	40.4	26.7	29.3	29.7	299.9	226.4	-25

Source: Department of Labor.

Table 19.—Building Permit Activity: Number of New Dwelling Units, in Selected Metropolitan Areas

(Housekeeping only)

Metropolitan area	1955	1956					First 8 months		Percent change, 1st 8 mos. 1955-56
	Aug.	Apr.	May	June	July	Aug.	1955	1956	
Atlanta, Ga.	1,186	922	966	754	895	944	8,698	7,069	-19
Baltimore, Md.	1,304	1,220	1,013	992	1,083	792	11,165	8,287	-26
Birmingham, Ala.	564	355	473	339	369	341	3,818	3,018	-21
Boston, Mass.	1,035	997	1,280	884	866	932	8,255	7,038	-15
Buffalo, N. Y.	1,075	900	943	1,007	878	899	8,166	6,937	-15
Chicago, Ill.	7,555	5,689	5,117	5,204	4,335	4,667	44,005	37,160	-16
Cleveland, Ohio	1,804	1,218	1,173	1,304	1,633	1,227	11,516	9,271	-19
Columbus, Ohio	946	625	649	785	736	685	5,751	4,878	-15
Denver, Colo.	993	1,021	957	702	662	800	9,814	6,642	-32
Detroit, Mich.	4,559	3,466	2,864	3,161	2,784	3,232	29,199	23,689	-19
Indianapolis, Ind.	511	473	742	443	520	594	4,243	3,685	-13
Los Angeles, Calif.	9,037	8,115	7,879	7,174	7,378	8,467	77,161	65,559	-15
Memphis, Tenn.	448	416	374	295	305	281	5,606	2,857	-49
Miami, Fla.	1,648	1,557	1,562	1,573	1,205	1,356	11,891	11,543	-3
Milwaukee, Wis.	825	1,008	1,091	790	497	711	5,790	6,084	+5
New York-Northeastern New Jersey	8,121	7,618	7,267	8,062	5,838	6,391	69,487	53,133	-24
Norfolk-Portsmouth, Va.	341	277	1,379	313	275	252	4,528	3,329	-26
Phoenix, Ariz.	793	587	916	535	653	667	7,301	5,632	-23
Rochester, N. Y.	427	294	362	307	312	468	3,500	2,347	-33
Salt Lake City, Utah	578	316	319	487	209	207	3,105	2,523	-19
San Diego, Calif.	904	1,139	1,113	1,031	1,044	1,005	7,790	8,474	+9
San Francisco-Oakland, Calif.	2,955	2,264	2,074	2,094	1,934	2,087	23,397	16,381	-30
Seattle, Wash.	1,005	821	686	622	531	637	7,527	5,166	-31
Washington, D. C.	1,627	2,322	1,898	1,400	1,421	1,547	17,214	12,203	-29

Source: Department of Labor.

CONSTRUCTION REVIEW

Table 20.—Building Permit Activity: Valuation in Selected Metropolitan Areas by Type of Building Construction

Type of building construction	August 1956 (Thousands of dollars)							
	Atlanta, Ga.	Baltimore, Md.	Birmingham, Ala.	Boston, Mass.	Buffalo, N. Y.	Chicago, Ill.	Cleveland, Ohio	Columbus, Ohio
All building construction ¹	13,824	29,453	4,788	18,646	17,846	103,858	39,344	12,397
New dwelling units ²	8,354	9,819	2,627	10,623	9,190	70,216	18,006	9,410
New nonresidential building	3,938	18,020	1,233	4,203	7,482	26,385	18,896	1,398
Commercial buildings	2,991	965	966	1,694	1,030	7,099	7,550	672
Amusement buildings	6	187	1	123	30	161	460	0
Commercial garages	12	270	0	103	114	53	44	14
Gasoline and service stations	129	66	153	78	135	810	343	79
Office buildings	581	40	321	348	311	2,099	1,039	337
Stores and other mercantile bldgs..	2,262	402	492	1,042	439	3,977	5,664	242
Community buildings	165	16,201	154	1,315	372	4,734	9,122	6
Educational buildings	0	1,800	0	655	225	2,376	3,730	0
Institutional buildings	0	14,035	6	0	19	205	4,000	0
Religious buildings	165	366	148	660	128	2,153	1,392	6
Garages, private residential	21	83	15	136	541	2,850	909	255
Industrial buildings	360	423	31	652	3,800	9,807	487	365
Public buildings	0	0	64	212	77	352	526	0
Public utilities buildings	179	205	0	153	1,233	1,190	197	0
All other nonresidential buildings	223	144	4	42	428	353	105	100
Additions, alterations, and repairs	1,531	1,614	928	3,811	984	6,768	2,066	1,590
	Denver, Colo.	Detroit, Mich.	Indianapolis, Ind.	Los Angeles, Calif.	Memphis, Tenn.	Miami, Fla.	Milwaukee, Wis.	New York-Northeastern New Jersey
All building construction ¹	12,655	69,726	21,616	148,703	3,488	26,495	17,296	131,781
New dwelling units ²	7,779	41,639	7,765	86,754	2,062	13,108	9,083	72,380
New nonresidential building	3,510	19,612	13,284	47,720	629	4,524	6,503	45,256
Commercial buildings	347	5,233	364	22,394	405	1,510	997	31,937
Amusement buildings	0	72	100	1,420	72	74	101	579
Commercial garages	72	23	8	188	0	0	128	590
Gasoline and service stations	108	980	98	474	0	213	100	786
Office buildings	121	1,230	158	4,586	138	219	180	24,095
Stores and other mercantile bldgs..	46	2,929	0	15,726	196	1,004	489	5,887
Community buildings	383	7,783	363	8,051	71	1,423	3,463	4,487
Educational buildings	8	6,384	244	5,326	0	996	1,198	1,218
Institutional buildings	282	919	0	1,108	0	237	2,075	1,087
Religious buildings	93	480	119	1,617	71	191	190	2,182
Garages, private residential	228	2,996	148	896	61	94	559	1,014
Industrial buildings	2,523	3,106	12,398	10,958	0	550	1,466	5,818
Public buildings	0	201	0	691	1	97	0	1,017
Public utilities buildings	0	102	11	1,095	26	317	0	208
All other nonresidential buildings	30	191	0	3,635	65	533	19	775
Additions, alterations, and repairs	1,322	8,201	567	13,576	797	3,041	1,611	13,869
	Norfolk-Portsmouth, Va.	Phoenix, Ariz.	Rochester, N. Y.	Salt Lake City, Utah	San Diego, Calif.	San Francisco-Oakland, Calif.	Seattle, Wash.	Washington, D. C.
All building construction ¹	3,671	11,665	8,556	7,910	14,584	38,636	22,027	29,698
New dwelling units ²	1,904	5,787	4,939	2,420	9,877	23,144	7,694	18,290
New nonresidential building	944	1,943	2,929	3,979	3,560	10,248	12,605	9,272
Commercial buildings	543	906	425	634	836	5,236	1,196	3,148
Amusement buildings	16	34	92	0	167	333	23	50
Commercial garages	0	27	27	0	18	166	0	5
Gasoline and service stations	39	103	133	82	39	260	62	0
Office buildings	128	541	100	377	79	930	636	1,335
Stores and other mercantile bldgs..	361	202	74	175	533	3,547	476	1,758
Community buildings	63	348	196	538	1,354	1,167	10,470	3,255
Educational buildings	0	273	0	0	1,249	422	1,200	2,807
Institutional buildings	0	0	0	0	55	150	8,845	0
Religious buildings	63	75	196	538	50	595	425	448
Garages, private residential	70	12	171	108	366	230	115	52
Industrial buildings	6	465	2,127	186	800	928	672	1,581
Public buildings	0	0	0	0	13	1,105	0	688
Public utilities buildings	251	108	0	1,350	0	183	47	412
All other nonresidential buildings	11	104	10	1,163	192	1,400	106	136
Additions, alterations, and repairs	672	784	688	410	1,117	4,881	1,477	2,136

Source: Department of Labor. ¹ Includes new nonhousekeeping residential building, not shown separately. ² Housekeeping only.

Part IV--Contract Awards

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Table 21.--Contract Awards: Public Construction, by Ownership and Type of Construction ¹

Ownership and type of construction ²	Value (in millions of dollars)									Percent change, 1st 9 months, 1955-56
	1955*	1956						First 9 months		
	Sept.	Apr. *	May *	June *	July *	Aug. *	Sept.	1955 *	1956	
ALL PUBLIC CONSTRUCTION	741.8	733.9	859.4	1,099.2	1,090.4	826.4	746.4	6,728.6	7,888.2	+17
FEDERALLY OWNED	130.5	220.2	169.7	340.4	175.1	101.6	110.8	1,158.1	1,530.8	+32
Residential building .....	.1	9.9	9.3	12.0	.4	1.0	1.8	24.5	57.7	+136
Nonresidential building	67.2	119.7	84.0	176.0	44.4	56.5	36.5	721.6	693.5	-4
Educational	4.6	2.9	.5	4.8	2.3	.7	.3	9.2	14.7	+60
Hospital and institutional	3.3	3.5	10.9	5.2	3.4	1.7	.5	75.4	35.5	-53
Administrative and general	20.9	6.5	17.5	22.1	6.1	3.3	3.5	52.6	74.4	+41
Other nonresidential building	38.4	106.8	55.1	143.9	32.6	50.8	32.2	584.4	568.9	-3
Airfield building	1.8	4.4	6.6	8.8	4.1	3.9	5.6	91.2	60.9	-33
Industrial	18.2	45.2	26.8	54.4	12.5	35.9	10.2	261.8	243.8	-7
Troop housing	1.5	8.1	1.2	40.1	6.1	1.8	7.2	41.5	86.0	+107
Warehouses	2.9	32.6	4.9	4.0	4.5	1.6	3.8	74.1	56.4	-24
All other	14.0	16.5	15.6	36.6	5.4	7.6	5.4	115.8	121.8	+5
Airfields	4.8	17.2	7.7	17.7	6.1	7.5	5.2	108.3	101.4	-6
Conservation and development	49.0	53.3	28.7	41.7	54.8	22.6	53.7	181.1	392.0	+116
Highway	6.3	4.8	6.6	17.4	7.1	3.2	8.2	48.1	60.8	+26
Electric power .....	.7	5.0	28.2	64.3	58.3	2.9	1.6	28.5	169.9	(3)
All other federally owned	2.4	10.3	5.2	11.3	4.0	7.9	3.8	46.0	55.5	+21
STATE AND LOCALLY OWNED	611.3	711.9	689.7	758.8	915.3	724.8	635.6	5,570.5	6,357.4	+14
Residential building	17.7	18.3	21.1	22.7	21.4	12.3	31.7	165.4	198.8	+20
Nonresidential building	208.2	296.8	295.1	287.5	284.4	286.7	260.0	2,141.4	2,430.8	+14
Educational	159.7	204.1	205.9	184.1	199.2	192.9	173.7	1,566.0	1,713.2	+9
Hospital and institutional	16.9	25.0	34.3	28.0	24.2	15.6	43.6	151.5	228.0	+50
Administrative and general	13.2	30.6	21.8	40.1	26.1	54.2	16.1	198.7	249.2	+25
Other nonresidential building	18.4	37.1	33.1	35.3	34.9	24.0	26.6	225.2	240.4	+7
Highway	242.1	265.3	249.1	305.1	349.3	271.9	223.6	2,167.8	2,423.9	+12
Sewerage systems	65.8	51.3	45.0	60.1	49.3	74.9	54.7	388.4	523.3	+35
Water supply facilities	37.0	38.3	33.3	44.0	76.2	28.9	29.9	263.9	337.0	+28
Utilities	24.2	23.1	31.6	27.7	118.2	30.2	20.9	346.0	312.0	-10
Electric power	9.7	12.4	7.9	8.6	103.6	15.1	9.0	201.6	180.3	-11
Other utilities	14.5	10.7	23.7	19.1	14.6	15.1	11.9	144.4	131.7	-9
All other State and locally owned	16.3	18.8	14.5	11.7	16.5	19.9	14.8	97.6	131.6	+35

Source: Departments of Commerce and Labor.

* Includes revisions in federally owned components. Revised statistics for 1955 months not shown here are available upon request. ¹ Includes major force-account projects started, principally by TVA and State highway departments.

² Types not shown separately are included in the appropriate "other" category.

³ Percent increase exceeds 300.

Table 22.--Contract Awards: Highway Construction, by Ownership, Source of Funds, and Type of Facility ¹

Ownership, source of funds, and type of facility	Value (in millions of dollars)									Percent change, 1st 9 months, 1955-56
	1955*	1956						First 9 months		
	Sept.	Apr.*	May *	June *	July *	Aug.*	Sept.	1955 *	1956	
ALL HIGHWAY CONSTRUCTION	248.4	270.1	255.7	322.5	356.4	275.1	231.8	2,215.9	2,484.7	+12
FEDERALLY OWNED	6.3	4.8	6.6	17.4	7.1	3.2	8.2	48.1	60.8	+26
STATE OWNED	207.1	219.0	200.7	248.2	280.4	224.0	174.9	1,857.7	2,049.1	+10
Federally aided projects:										
Total value	114.0	127.0	116.8	162.3	149.6	155.4	123.5	933.8	1,222.6	+31
Federal funds	59.3	64.3	61.8	83.9	73.8	85.3	68.7	493.8	639.1	+29
Independent State projects:										
Total value	93.1	92.0	83.9	85.9	130.8	68.6	51.4	923.9	826.5	-11
Toll facilities	38.8	17.5	15.1	11.4	50.6	10.8	3.0	470.9	289.9	-38
LOCALLY OWNED ²	35.0	46.3	48.4	56.9	68.9	47.9	48.7	310.1	374.8	+21

Source: Departments of Commerce and Labor.

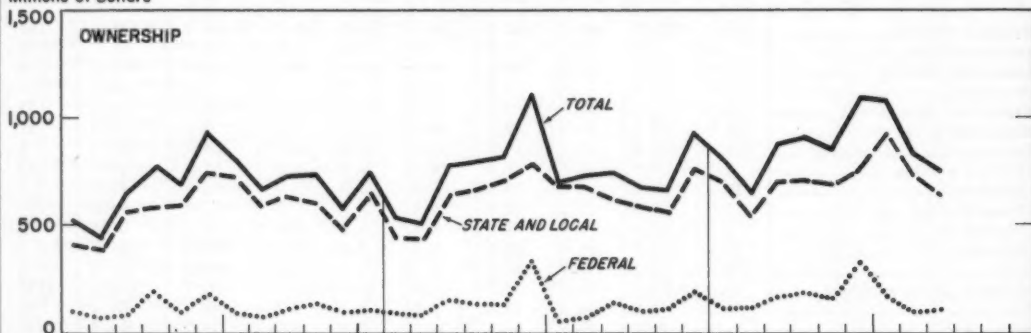
* See asterisk note to table 21 above.

¹ Includes force-account work started on Federal and State projects. ² By municipalities and counties.

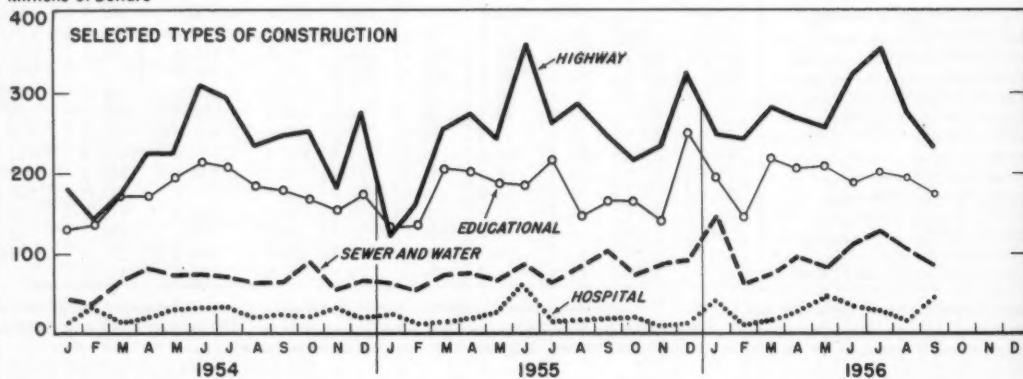
Chart 7.

Contracts Awarded on Public Construction

Millions of Dollars



Millions of Dollars



SOURCE: DEPARTMENT OF COMMERCE AND LABOR.

CONSTRUCTION REVIEW C.D. 56-10-G

Table 23.--Contracts Awarded in 37 Eastern States

Type of construction	Value (in millions of dollars)			Percent change		
	Oct. 1956	Sept. 1956	First 10 months, 1956	Oct. 1956 from--		First 10 months, 1955-56
				Sept. 1956	Oct. 1955	
TOTAL	1,706	2,025	21,147	-16	-8	+6
Building construction	1,332	1,540	16,404	-13	-10	+3
Residential	657	764	8,751	-14	-16	(1)
Nonresidential	675	776	7,653	-13	-2	+8
Engineering	374	485	4,743	-23	-3	+14
Public works	302	355	3,486	-15	+9	+17
Utilities	72	130	1,257	-45	-35	+6

Source: Compiled by Department of Commerce from data reported by F. W. Dodge Corporation.

¹ Change of less than one-half of 1 percent.

Part V--Costs

23

Table 24.--Construction Cost Indexes

Compiler and coverage	Indexes (1947-49 = 100)									Percent change, Oct. 1955-56
	1956						1953	1954	1955	
	May	June	July	Aug.	Sept.	Oct.	Oct.	Oct.	Oct.	
American Appraisal Company	134.3	134.9	135.7	136.4	136.6	136.6	124.3	127.0	131.1	+ 4
Associated General Contractors	141.0	142.6	144.4	144.4	145.4	145.4	129.3	133.6	137.3	+ 6
E. H. Boeckh and Associates (20 city average):										
Residences	129.8	130.1	130.3	130.5	130.3	130.2	121.4	121.0	125.5	+ 4
Apartments, hotels, and office buildings	136.9	137.4	138.0	138.3	138.5	138.5	127.1	127.6	132.6	+ 4
Commercial and factory buildings	138.4	138.9	139.9	140.2	140.5	140.5	127.7	128.7	134.1	+ 5
Engineering News-Record (as of Nov. 1):										
Building	144.5	144.7	145.3	147.9	147.7	148.0	128.9	135.0	141.8	+ 4
Construction	152.8	153.4	153.7	155.6	155.4	155.4	135.0	141.8	148.6	+ 5
Department of Commerce composite ¹	130.2	130.9	131.6	132.4	132.5	132.4	122.6	122.4	126.4	+ 5

Source: Department of Commerce. ¹ A composite of cost indexes representative of the major types of construction, weighted by the current relative importance of each type.

Table 25.--Indexes of Wholesale Prices of Building Materials, by Selected Classes

Commodity	Indexes (1947-49 = 100)									Percent change, Oct. 1955-56
	1956						1953	1954	1955	
	May	June	July	Aug.	Sept.	Oct.	Oct.	Oct.	Oct.	
ALL BUILDING MATERIALS ¹	130.8	130.6	130.6	131.5	131.0	131.0	120.0	121.7	128.7	+ 2
LUMBER AND WOOD PRODUCTS:										
Lumber	130.4	129.6	128.5	127.1	125.2	123.6	117.2	119.5	126.8	- 3
Douglas fir	135.7	133.8	131.7	128.9	125.1	122.7	111.0	127.3	132.4	- 7
Southern pine	120.2	119.2	119.5	119.1	119.0	119.0	114.2	112.5	117.0	+ 2
Other softwoods	140.3	140.2	138.8	137.5	135.4	133.3	130.4	130.7	138.5	- 4
Hardwoods	128.4	128.3	127.2	126.6	125.5	123.7	115.6	111.6	122.3	+ 1
Millwork	129.2	129.5	129.7	129.5	129.2	128.6	131.2	130.2	128.2	(2)
Plywood	102.7	101.0	103.3	99.2	99.2	96.1	104.7	104.3	106.1	- 9
Softwood	103.1	99.7	103.4	95.4	95.4	90.2	99.0	110.3	110.7	-19
Hardwood	104.4	104.4	105.2	105.2	105.2	104.2	108.6	100.1	103.4	+ 1
PAINT AND PAINT MATERIALS:										
Prepared paint	119.1	119.1	119.1	119.1	119.1	122.6	112.1	112.8	115.0	+ 7
Paint materials	101.2	99.4	98.6	98.3	97.9	98.8	98.0	97.2	97.4	+ 1
METAL PRODUCTS:										
Structural shapes	157.5	157.5	157.5	170.5	170.5	170.5	141.9	146.2	157.5	+ 8
Hardware, finish	147.2	147.2	147.2	150.2	150.2	150.2	136.6	138.0	143.9	+ 4
Plumbing equipment	135.0	134.1	134.1	134.1	133.9	133.9	118.2	118.7	129.4	+ 4
Enameled iron fixtures	125.3	125.3	125.3	125.3	125.3	125.3	129.2	129.2	131.9	- 5
Vitreous china fixtures	124.2	124.2	124.2	124.2	124.2	124.2	111.7	111.7	123.1	+ 1
Brass fittings	143.9	143.0	143.0	143.0	142.6	142.6	115.9	117.1	131.7	+ 8
Heating equipment	117.3	117.4	117.9	119.1	121.0	121.7	115.8	114.3	117.3	+ 4
Furnaces	124.0	124.0	124.1	126.6	130.3	130.3	121.0	121.1	123.2	+ 6
Water heaters	106.6	106.5	108.3	108.3	108.3	108.4	111.0	108.2	112.0	- 3
Metal sash	140.9	140.9	139.9	147.5	148.3	148.3	127.3	132.5	146.3	+ 1
NONMETALLIC MINERAL PRODUCTS:										
Glass, plate	137.5	137.5	145.7	145.7	145.7	145.7	132.0	132.0	137.5	+ 6
Glass, window	138.8	141.2	143.5	145.9	145.9	145.9	131.3	131.3	145.5	(2)
Concrete ingredients	130.1	130.4	130.6	130.7	130.7	131.6	119.4	122.1	125.6	+ 5
Portland cement	138.9	139.4	139.8	139.8	139.8	141.4	124.4	128.3	132.2	+ 7
Concrete products	121.7	121.9	123.0	123.4	124.8	125.0	117.4	117.8	120.2	+ 4
Structural clay products	146.1	146.5	149.3	150.1	150.1	150.1	132.0	135.4	144.3	+ 4
Gypsum products	127.1	127.1	127.1	127.1	127.1	127.1	122.1	122.1	122.1	+ 4
Asphalt roofing	111.9	111.9	117.9	117.5	117.5	117.5	109.9	106.1	114.4	+ 3
Insulation materials	100.7	99.6	100.9	100.9	100.3	100.3	108.1	110.1	107.1	- 6
MISCELLANEOUS PRODUCTS:										
Building board	138.1	138.1	138.1	138.1	138.1	138.1	123.0	127.6	133.3	+ 4
Kitchen cabinets, metal	136.5	136.5	136.5	136.5	138.7	142.0	127.2	127.6	136.5	+ 4

Source: Department of Labor.

¹ Includes items not shown separately.

² Change of less than one-half of 1 percent.

Table 26.—Wholesale Prices of Selected Building Materials

Commodity	Unit	1956		1955
		Sept.	Aug.	Sept.
LUMBER				
Douglas fir:				
Dimension, No. 1, 25% No. 2, green, S4S, 2"x4", R.L., mixed c/l, f.o.b. mill	M bd. ft.	\$67.816	\$71.785	\$77.259
Boards, No. 1, 25% No. 2, green, S4S, R.L., 1"x8", loose, mixed c/l of boards and dimension, f.o.b. mill	M bd. ft.	62.206	64.582	70.364
Timbers, wide, 8"x8" to 12"x12", R.L., green, f.o.b. mill	M bd. ft.	81.081	83.440	82.263
Southern pine:				
Dimension, No. 2 and better, 2"x4"x16', dry, S.L., S4S, f.o.b. mill	M bd. ft.	85.887	85.887	83.442
Boards, No. 2 and better, 1"x6", dry, R.L., S4S, f.o.b. mill	M bd. ft.	81.884	81.884	80.155
Ponderosa pine boards, No. 3 common, 1"x8", R.L., S2 or 4S, c/l or mixed cars, f.o.b. mill	M bd. ft.	73.530	77.390	80.740
Oak, red, flooring, plain, 25/32" thick, 2-1/4" face, select, f.o.b. mill	M bd. ft.	190.243	196.466	196.943
Maple flooring, 2d grade, 25/32" x2-1/4" face, f.o.b. mill	M bd. ft.	211.082	209.428	186.559
Poplar, plain, No. 2B common, 4/4", R.W., f.o.b. mill	M bd. ft.	60.000	60.000	55.000
Beech, No. 2 common, 4/4", R.W. & L., f.o.b. mill	M bd. ft.	56.000	56.000	52.000
MILLWORK				
Door, Douglas fir, interior, 2 plywood panels, 2'6"x6'8"x1-3/8", f.o.b. factory	Each	(1)	(1)	(1)
Door frame, ponderosa pine, exterior, 1-5/16"x2" casing, with sill, f.o.b. factory	Each	9.372	9.372	9.326
Window, ponderosa pine, 2-light, check rail, open, f.o.b. factory	Each	1.674	1.674	1.662
PLYWOOD				
Douglas fir, interior, grade A-D, 1/4"x48"x96", f.o.b. mill	M sq. ft.	68.448	68.448	80.807
Douglas fir, interior, grade C-D, 5/16"x48"x96", f.o.b. mill	M sq. ft.	61.463	61.463	70.660
BOARD				
Insulation, fiber, 1/2"x48"x96", interior, f.o.b. plant, freight equalized	M sq. ft.	57.500	57.500	55.000
PREPARED PAINT				
Emulsion, water-thinned, inside, delivered	Gallon	2.510	2.510	2.399
Varnish, floor, first grade, delivered	Gallon	3.874	3.874	3.767
Enamel, white, gloss, first grade, delivered	Gallon	4.802	4.802	4.628
Inside, flat, white, first grade, delivered	Gallon	3.116	3.116	2.945
Outside, white, first grade, delivered	Gallon	4.477	4.477	4.348
METAL PRODUCTS				
Structural shapes, carbon steel, 6"x4"x1/2" angles, 30' long, ASTM spec. A-7, base quantity, f.o.b. mill	100 lb.	5.267	5.267	4.867
Bars, reinforcing, carbon steel, 3/4" rounds x 30' long with 10% shorts, spec. ASTM A-15, 50T, base quantity, f.o.b. mill	100 lb.	5.738	5.738	5.313
Sheets, galvanized, carbon steel, 24 gage x 30" wide x 96" long, commercial coating, base chemistry, base packaging, base quantity, f.o.b. mill	100 lb.	8.220	8.220	7.690
Pipe, standard, black, carbon steel, butt weld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	100 ft.	18.376	18.376	16.366
Pipe, standard, galvanized, carbon steel, butt weld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	100 ft.	22.516	22.516	19.971
Nails, wire; carbon steel, 8-penny, common, c/l, f.o.b. mill	100 lb. keg	9.368	9.368	8.618
Soil pipe, cast iron, 2" to 6", single and double hub, service pipe, extra heavy, f.o.b. foundry, index number (1947-49 = 100)	Ton	(114.5)	(112.8)	(111.3)
Aluminum sheets, 3003-H14, hard alloy, mill finish, 0.64"x48"x144", 30,000 lbs. or over, f.o.b. shipping point, freight allowed	Pound	\$0.427	\$0.427	\$0.393
Copper water tubing, type L, 3/4" size, 0.045" thick, 2,000 ft. or more in 60' coils (0.455 lbs. per linear ft.), f.o.b. mill, freight allowed	Foot	.316	.316	.317
Wire, building, type R, size 12, single braid, f.o.b. destination, or freight prepaid on specified amounts	M ft.	20.847	21.930	17.510
Screening, insect, bronze wire, 18x14 mesh, 30" wide, c/l, f.o.b. factory	Linear ft. roll	30.680	30.780	25.840
PLUMBING EQUIPMENT				
Bath tub, enameled iron, 5', recessed, f.o.b. factory, freight allowed	Each	55.113	55.113	55.113
Lavatory, enameled iron, 20"x18", f.o.b. plant, freight allowed	Each	13.497	13.497	13.500
Water closet, vitreous china, close coupled, reverse trap, f.o.b. plant, freight allowed	Each	24.682	24.682	24.328
Sink, enameled steel, 32"x21", flat rim, 2-compartment, acid resisting, without drainboard, f.o.b. plant, freight allowed	Each	15.687	15.687	16.634

See footnotes at end of table.

Table 26.--Wholesale Prices of Selected Building Materials--Continued

Commodity	Unit	1956		1955
		Sept.	Aug.	Sept.
HEATING EQUIPMENT				
Boiler, heating, steel, oil fired, steam rating 400 sq. ft., less burner, with jacket and standard trim, f.o.b. factory, freight allowed	Each	\$193.570	\$190.342	\$186.122
Convactor, nonferrous, free standing, average steam rating 43 sq. ft., E.D.R., f.o.b. factory, freight allowance	Sq. ft., incl. enclosure	.454	.454	.442
Furnace, warm air:				
Steel, oil fired, forced air, gun-type burner, average bonnet output 90,000-115,000 BTU per hr., f.o.b. factory, freight allowance	Each	250.019	240.969	252.612
Steel, gas fired, standard automatic controls, average input rating 85,000-110,000 BTU per hr., enclosing jacket, f.o.b. factory, freight allowance	Each	174.334	170.531	166.051
Furnace, floor, gas fired, floor grill, average input rating 40,000-60,000 BTU per hr., manual controls, f.o.b. factory	Each	57.541	57.541	60.306
Oil burner, mechanical forced draft (gun-type) 2-1/2 gal. per hr., thermostat, limit and stack controls, f.o.b. factory	Each	106.182	103.548	102.100
Water heater, gas, automatic, 30-gal. storage tank, galvanized steel, 1-year guarantee, f.o.b. factory, freight allowed	Each	41.640	41.640	40.954
NONMETALLIC MINERAL PRODUCTS				
Sand, construction, f.o.b. plant	Ton	1.231	1.225	1.195
Gravel, for concrete, 1-1/2" maximum, f.o.b. plant	Ton	1.509	1.509	1.437
Crushed stone, for concrete, 1-1/2" maximum, f.o.b. plant	Ton	1.612	1.612	1.597
Block, concrete, lightweight aggregate, 8"x8"x16", f.o.b. plant	Each	.181	.181	.176
Pipe, concrete, culvert, reinforced, 24" diameter, ASTM spec. C76-41 table 1, 3' wall thickness, 3'-8' lengths, delivered	Foot	4.126	4.011	3.910
Brick, building, f.o.b. plant	Thousand	30.668	30.668	29.451
Brick, face, red, first quality, textured, f.o.b. plant	Thousand	39.998	39.998	38.207
Tile, clay, partition, scored, 4"x12"x12", 3-cell, 16 lbs., f.o.b. plant	Thousand	134.556	134.556	130.431
Sewer pipe, vitrified clay, 8" diameter, 3' lengths, standard strength, f.o.b. plant	Foot	.520	.520	.497
Lath, gypsum, 3/8"x16"x48", f.o.b. plant, freight equalized	M sq. ft.	24.990	24.990	24.010
Wallboard, gypsum, 3/8"x48", varying lengths, f.o.b. plant, freight equalized	M sq. ft.	32.830	32.830	31.850
Plaster, gypsum, base coat, f.o.b. plant, freight equalized	Ton	15.928	15.928	14.948
Shingles, asphalt, strip, 210 lbs., f.o.b. factory, freight allowance	Square	5.897	5.897	5.762
Lime, hydrated, building, finishing, f.o.b. plant	Ton	20.517	20.350	19.972
Siding shingles, asbestos cement, f.o.b. plant, freight equalized	Square	10.996	10.996	10.306

Source: Department of Labor.

¹Not available.**PUBLIC SEWERAGE SYSTEMS, CAPITAL INVESTMENT VALUES, 1800-1955-1975**

This publication gives historical information on the growth of public sewerage systems, the backlog of needs accruing during 1940-55, and a projection of requirements through 1975. The report (prepared in the Business and Defense Services Administration) contains charts illustrating the data, and a bibliography of related source material.

Copies of this publication are for sale at 10 cents each, and may be obtained from the U. S. Department of Commerce, Washington 25, D.C., or from any of its Field Offices (see inside front cover of Construction Review for addresses).

EMPLOYMENT OF APPRENTICES ON FEDERAL OR FEDERALLY ASSISTED CONSTRUCTION PROJECTS

This pamphlet provides information for construction contractors and unions on laws and regulations concerning the employment of apprentices on Federal or federally assisted construction projects. It summarizes regulations and procedures covering such employment, lists the Federal acts that provide for payment of prevailing wages, and describes briefly the kinds of construction affected.

Copies of this pamphlet may be obtained without charge from the Bureau of Apprenticeship, U. S. Department of Labor, Washington 25, D.C.

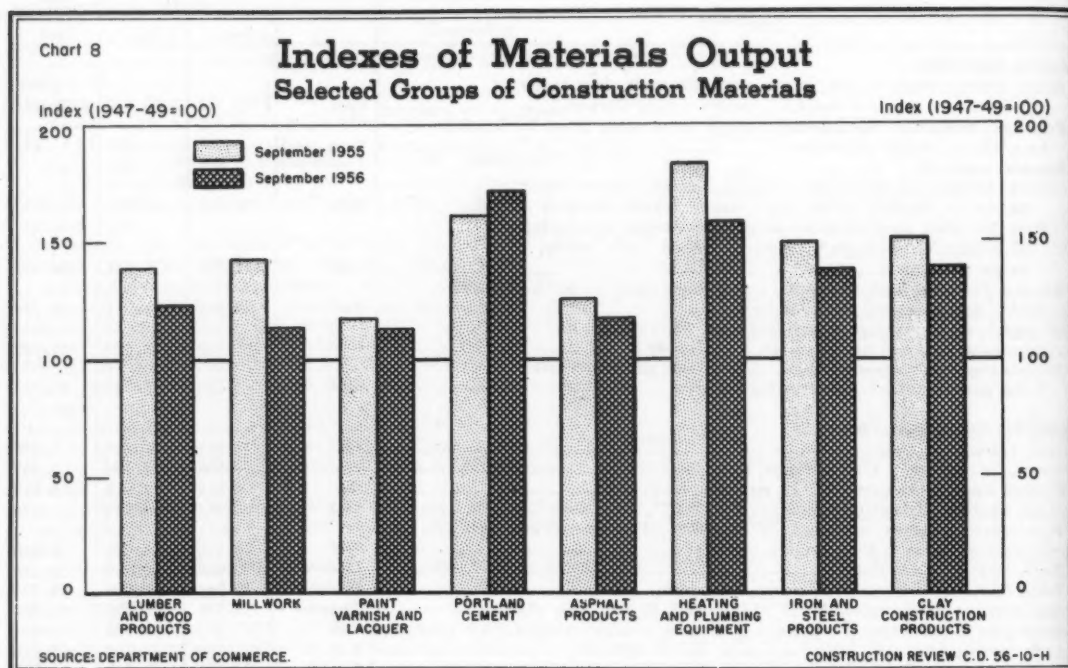


Table 27.—Construction Materials: Indexes of Output

(Monthly average 1947-49 = 100)

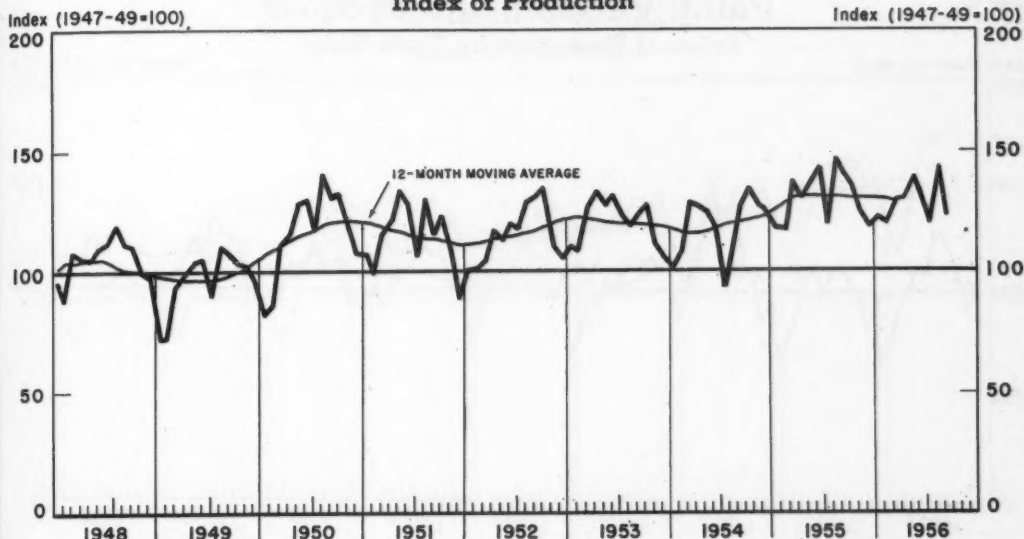
Materials group	Monthly Indexes												
	1955				1956								
	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.
Lumber and wood products....	139.7	135.3	124.6	117.6	121.0	119.5	129.0	129.3	138.6	130.0	119.8	143.1	123.6
Millwork	143.1	134.3	128.3	103.9	107.7	122.9	128.0	125.5	126.3	118.4	98.2	132.9	114.0
Paint, varnish, and lacquer	118.1	107.1	105.9	100.3	112.3	114.4	120.4	117.9	129.3	124.4	117.5	129.8	113.6
Portland cement	161.1	167.0	148.9	138.0	128.2	117.1	139.9	156.3	177.1	172.1	176.5	179.8	171.3
Asphalt products	126.2	122.4	110.1	71.2	68.5	100.3	130.0	80.8	113.6	119.8	121.1	127.6	118.0
Heating and plumbing equipment	183.2	164.0	139.7	107.7	126.8	118.0	133.3	116.6	125.4	123.3	118.5	156.5	158.2
Iron and steel products	149.5	145.0	134.9	132.3	136.4	143.4	155.7	152.2	164.2	164.0	(1)	140.1	138.2
Clay construction products..	151.3	148.0	146.0	136.4	136.1	129.2	146.4	137.6	146.5	147.3	145.9	155.3	139.0
	Quarterly Indexes												
	1955			1956									
	Second quarter		Third quarter	Fourth quarter			First quarter		Second quarter		Third quarter		
Gypsum products	173.7		180.3	185.4			187.6		188.6		157.3		
Plumbing fixtures	141.3		130.4	142.2			140.6		137.4		116.8		

Source: Table compiled by the Department of Commerce from data reported by various Government agencies and by private firms shown in notes to the tables following. ¹Not yet available.

Chart 9.

Lumber and Wood Products

Index of Production



SOURCE: DEPARTMENT OF COMMERCE

CONSTRUCTION REVIEW C.D. 56-10-1

Table 28.--Lumber and Wood Products: Production, Shipments, and Stocks

Period	Softwood lumber (Million board feet)			Hardwood flooring (Thousand board feet)			Douglas fir plywood (Million square feet)	Insulating boards (Tons)	Hardboard (Tons)
	Production	Shipments	Stocks*	Production	Shipments	Stocks*	Production		
1947-49 average	28,048	27,440	4,448	812,365	789,437	44,455	1,802	766,269	294,214
Year: 1953	31,072	30,318	5,756	1,004,558	1,010,972	73,449	3,704	950,889	423,418
1954	29,296	29,798	5,275	1,145,118	1,139,091	68,425	3,825	1,013,340	493,258
1955	31,563	31,432	5,429	1,268,104	1,258,914	70,045	4,901	1,119,213	536,845
12 months ending:									
June 1956	30,902	30,492	--	1,245,241	1,204,425	--	5,036	1,183,525	554,052
July 1956	30,872	30,338	--	1,233,068	1,190,122	--	5,070	1,191,277	553,960
August 1956	30,714	30,083	--	1,225,759	1,179,434	--	5,131	1,190,400	555,026
September 1956	30,332	29,627	--	1,207,451	1,157,342	--	5,120	1,179,172	554,767
1955: September	2,871	2,756	5,066	109,338	110,585	50,483	423	95,722	44,438
October	2,728	2,605	6,665	105,945	104,909	51,644	428	101,344	46,860
November	2,442	2,360	5,254	106,217	98,949	58,812	423	93,644	45,836
December	2,280	2,106	5,429	97,765	86,532	70,045	414	93,748	42,426
1956: January	2,305	2,227	5,495	100,999	94,957	76,187	448	91,924	49,731
February	2,289	2,288	5,486	97,393	93,162	81,877	443	93,920	44,164
March	2,483	2,593	5,380	102,516	99,491	88,249	470	105,377	46,777
April	2,541	2,620	5,311	97,788	94,970	83,056	447	103,267	47,380
May	2,796	2,780	5,327	108,891	104,107	87,890	432	106,204	49,185
June	2,665	2,603	5,392	100,955	98,374	88,216	372	104,092	46,603
July	2,434	2,438	5,388	91,105	90,591	87,593	355	99,354	44,078
August	2,880	2,707	5,561	106,847	102,807	93,916	476	101,804	47,548
September	2,489	2,300	5,730	91,030	88,493	95,235	412	84,494	44,179
Percent change									
September, 1955-56	-13	-17	+13	-17	-20	+89	-3	-12	-1
First 9 mos., 1955-56	-5	-7	--	+4	-8	--	+6	+7	+4

Source: Table compiled by Department of Commerce (BDSA) from data reported by the National Lumber Manufacturers Association, the Douglas Fir Plywood Association, and the Bureau of the Census.

* As of end of period.

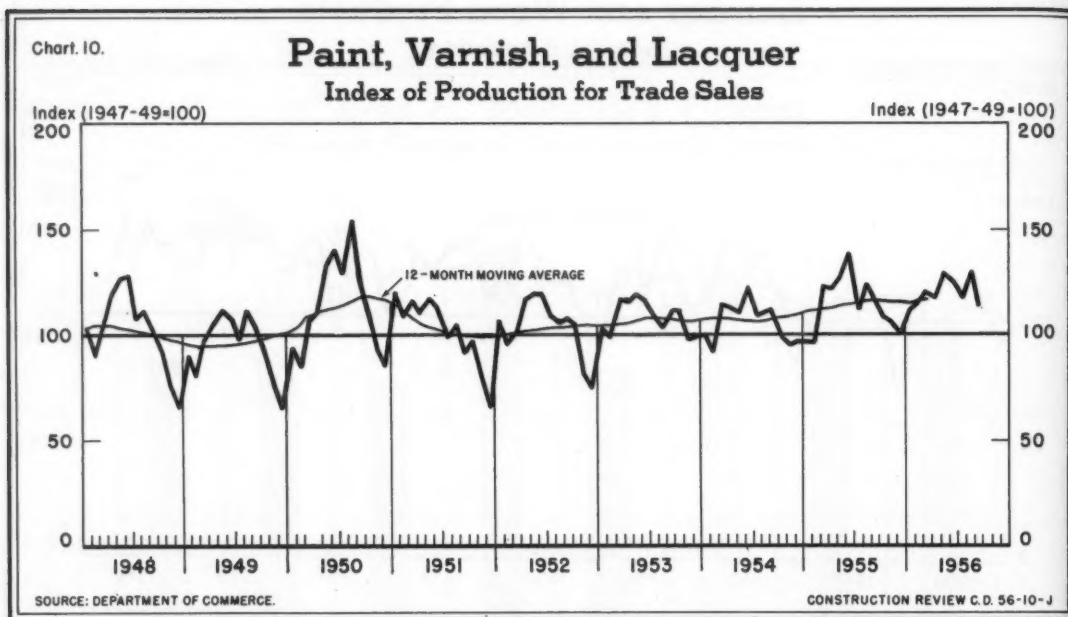


Table 29.—Millwork Products, and Paint, Varnish, and Lacquer: Production

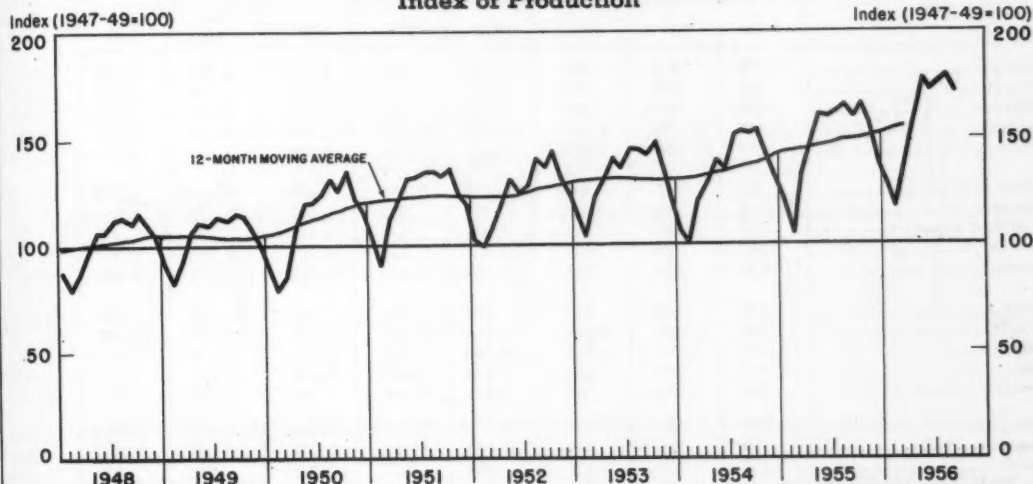
Period	Production (Thousands of units)					Production for trade sales (Thousands of gallons)
	Douglas fir doors (panel type)	Ponderosa pine doors	Hardwood doors	Sash	Exterior frames	Paint, varnish, & lacquer
1947-49 average.....	5,658	3,780	3,172	11,246	4,152	266,701
Year: 1953.....	4,070	2,487	4,783	11,419	5,072	288,094
1954.....	3,522	2,285	5,940	11,054	5,791	282,979
1955.....	(1)	2,253	6,786	12,733	7,259	304,476
12 months ending:						
June 1956.....	(1)	2,131	6,613	11,368	6,585	307,861
July 1956.....	(1)	2,125	6,568	11,309	6,513	309,121
August 1956.....	(1)	2,125	6,514	11,368	6,494	310,553
September 1956.....	(1)	2,093	6,422	11,249	6,260	309,555
1955: September.....	239	202	621	1,137	713	26,255
October.....	(1)	206	528	1,174	681	23,797
November.....	(1)	193	517	1,145	591	23,529
December.....	(1)	149	454	897	414	22,282
1956: January.....	(1)	166	480	873	442	24,954
February.....	(1)	189	561	896	463	25,423
March.....	(1)	182	625	771	460	26,768
April.....	(1)	168	618	738	476	26,197
May.....	(1)	176	572	913	535	28,738
June.....	(1)	164	534	844	569	27,650
July.....	(1)	127	445	758	465	26,105
August.....	(1)	203	559	1,222	685	28,855
September.....	(1)	170	529	1,018	479	25,257
Percent change						
September, 1955-56.....	--	-16	-15	-10	-33	-4
First 9 mos., 1955-56.....	--	-9	-7	-16	-18	+2

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Fir Door Institute, the National Wood Work Manufacturers Association (whose data on ponderosa pine and hardwood doors, sash and exterior frames are only from member firms, and are not adjusted to represent full coverage), and the Bureau of the Census.

¹Not available.

Chart II.

Portland Cement Index of Production



SOURCE: DEPARTMENT OF COMMERCE.

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Table 30.--Portland Cement, and Asphalt and Gypsum Products: Production, Shipments, and Stocks

Period	Pro- duction	Ship- ments	Stocks *	Shipments (Thousands of squares)				Shipments (Million square feet)	
	(Thousands of barrels)								
	Portland cement			Asphalt prepared roofing	Asphalt siding	Asphalt insulated brick siding	Asphalt and tar saturated felts	Gypsum board ¹	Gypsum lath ¹
1947-49 average	200,607	199,306	11,922	61,252	3,365	2,811	17,087	2,478	2,075
Year: 1953	264,022	260,889	19,231	56,703	1,557	2,794	25,778	3,757	2,435
1954	271,277	274,096	16,731	58,648	1,447	2,297	28,531	4,217	2,484
1955	296,829	296,275	17,536	62,930	1,293	2,193	34,609	4,911	2,926
12 months ending:									
June 1956	306,959	303,063	--	61,098	1,258	2,142	31,882	5,165	3,034
July 1956	309,125	305,194	--	61,673	1,268	2,148	32,414		
August 1956	311,319	306,918	--	60,656	1,261	2,139	31,980		
September 1956	313,004	307,226	--	60,138	1,247	2,094	32,092	5,057	2,865
1955: September	26,958	29,867	9,779	6,242	139	255	2,496	1,232	771
October	27,924	28,950	8,753	5,948	150	229	2,624		
November	24,894	21,985	11,663	4,617	128	169	3,483	1,298	748
December	23,075	17,203	17,536	2,707	74	93	2,704		
1956: January	21,440	13,500	25,456	3,188	83	94	1,798		
February	19,578	16,093	28,939	4,624	112	116	2,784	1,339	719
March	23,386	22,471	29,854	6,157	120	183	3,294		
April	26,134	27,261	28,675	3,951	64	151	1,742		
May	29,606	32,087	26,198	5,499	78	202	2,577	1,296	796
June	28,771	32,296	22,679	5,757	95	197	2,830		
July	29,498	31,598	20,585	5,800	101	206	2,844		
August	30,055	33,607	17,046	6,166	117	244	2,804	1,124	602
September	28,643	30,175	15,538	5,724	125	210	2,608		
Percent change									
September, 1955-56	+ 6	+ 1	+59	- 8	-10	-18	+ 4	- 9	-22
First 9 mos., 1955-56	+ 7	+ 5	--	- 6	- 5	- 6	-10	+ 4	- 3

Source: Table compiled by Department of Commerce (BDCA) from data reported by the Department of Interior (Bureau of Mines), and the Bureau of the Census.

*As of end of period.

¹Data reported on quarterly basis.

CONSTRUCTION REVIEW

Table 31.—Portland Cement: Destination of Shipments, by State

State	(Thousands of barrels)			Calendar year			12 months ending--		
	1956								
	June	July	Aug.	1953	1954	1955	June 1956	July 1956	Aug. 1956
Alabama	439	403	465	4,260	3,943	3,949	4,493	4,573	4,651
Arizona	256	227	270	2,433	2,215	2,337	2,354	2,447	2,558
Arkansas	196	189	182	1,762	1,894	2,519	1,876	1,854	1,847
California	3,118	3,179	3,460	27,737	28,528	31,553	33,263	33,658	33,843
Colorado	394	408	393	2,941	3,285	3,486	3,890	3,958	3,998
Connecticut	490	417	493	3,194	3,258	3,380	3,646	3,744	3,908
Delaware	116	110	128	902	910	1,097	1,146	1,121	1,113
District of Columbia	159	109	141	1,249	1,324	1,395	1,368	1,358	1,378
Florida	710	722	821	7,487	8,354	8,997	8,393	8,384	8,431
Georgia	454	460	540	4,644	4,441	5,198	5,611	5,616	5,665
Idaho	128	125	127	986	1,215	923	969	997	1,012
Illinois	1,848	1,938	1,811	13,439	14,973	14,670	15,871	16,242	16,371
Indiana	1,145	1,013	1,055	6,568	6,724	8,073	9,178	9,313	9,295
Iowa	921	947	880	4,941	5,863	5,883	6,647	6,920	6,929
Kansas	764	593	704	5,801	6,576	7,248	7,282	7,081	6,990
Kentucky	407	326	398	3,354	3,026	3,636	3,804	3,740	3,638
Louisiana	769	725	735	5,728	6,292	7,347	8,156	8,326	8,431
Maine	157	149	124	894	857	961	917	965	979
Maryland	644	509	631	4,676	4,447	4,882	5,505	5,538	5,718
Massachusetts	654	620	618	4,351	4,180	5,239	5,442	5,574	5,740
Michigan	1,965	1,952	1,971	12,716	13,076	13,991	14,644	15,040	15,341
Minnesota	645	742	693	4,968	5,500	5,838	5,724	5,788	5,754
Mississippi	195	191	205	1,696	1,732	1,972	1,999	2,009	1,957
Missouri	810	715	809	6,796	7,556	7,824	7,902	7,811	7,758
Montana	168	169	213	949	1,019	951	1,118	1,186	1,285
Nebraska	421	403	381	3,384	3,724	3,485	3,391	3,387	3,350
Nevada	57	58	64	618	842	737	699	676	677
New Hampshire	154	149	90	549	827	1,147	1,125	1,120	1,046
New Jersey	951	922	1,018	8,581	9,164	9,337	9,277	9,275	9,393
New Mexico	196	210	208	1,860	2,111	1,996	1,986	2,028	2,038
New York	2,318	2,209	2,570	19,134	20,290	19,399	19,232	19,376	19,810
North Carolina	413	426	443	3,715	4,009	4,414	4,254	4,288	4,355
North Dakota	150	193	189	1,148	1,161	1,150	1,198	1,233	1,272
Ohio	1,778	1,993	2,037	14,286	16,003	17,320	16,794	16,577	16,457
Oklahoma	398	365	448	4,158	4,364	4,785	4,692	4,648	4,680
Oregon	249	260	289	2,445	2,081	2,398	2,443	2,448	2,440
Pennsylvania	1,724	1,649	1,818	15,234	15,108	16,077	15,485	15,394	15,468
Rhode Island	88	94	82	857	685	822	837	832	828
South Carolina	211	202	217	2,217	1,993	2,461	2,499	2,497	2,474
South Dakota	188	192	207	1,246	1,116	1,221	1,296	1,361	1,375
Tennessee	410	420	502	4,856	4,683	5,088	5,262	5,234	5,166
Texas	1,839	1,802	1,790	16,158	19,081	20,781	20,914	21,041	20,914
Utah	209	177	260	1,343	1,508	1,835	1,984	1,984	2,020
Vermont	47	44	38	300	242	294	300	311	319
Virginia	570	537	578	4,701	4,474	4,801	5,158	5,274	5,429
Washington	459	510	552	5,413	5,684	5,656	5,016	4,968	4,856
West Virginia	211	199	231	1,921	2,379	2,053	2,117	2,123	2,145
Wisconsin	805	827	920	6,127	5,840	5,977	6,376	6,500	6,642
Wyoming	75	70	79	538	585	578	644	650	666

Source: Table compiled by Department of Commerce from data reported by Department of Interior (Bureau of Mines).

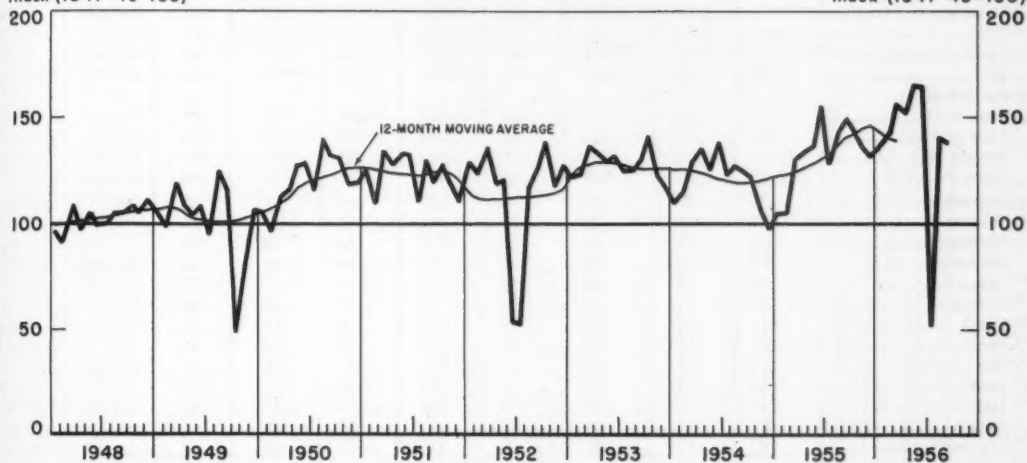
Chart 12.

Iron and Steel Products

Index of Shipments

Index (1947-49=100)

Index (1947-49=100)



SOURCE: DEPARTMENT OF COMMERCE.

CONSTRUCTION REVIEW C.D. 56-10-L

Table 32.--Iron and Steel Products: Shipments, Bookings, and Backlog

(Thousands of tons)

Period	Shipments									Ship- ments	Book- ings	Back- log ¹
	Line pipe	Concrete reinforc- ing bars	Gal- vanized sheets	Nails	Piling	Rails	Cast-iron pipe		Rigid steel con- duit				Fabricated structural steel
							Pres- sure	Soil				
1947-49 average	1, 975	1, 523	1, 669	797	309	2, 167	1, 075	604	226	2, 248	2, 105	--
Year: 1953	3, 507	1, 849	2, 291	529	343	1, 954	1, 286	677	221	3, 117	2, 787	1, 010
1954	2, 595	1, 751	2, 363	567	388	1, 196	1, 376	744	227	3, 136	2, 510	743
1955	3, 083	2, 163	2, 865	651	391	1, 233	1, 682	869	280	2, 981	3, 693	1, 029
12 months ending:												
June 1956	3, 573	2, 456	3, 146	624	420	1, 270	1, 784	843	343	3, 291	4, 218	--
July 1956	(2)	(2)	(2)	(2)	(2)	(2)	1, 800	842	344	3, 237	4, 137	--
August 1956	3, 248	2, 320	2, 975	573	389	1, 145	1, 824	837	351	3, 182	4, 093	--
September 1956	3, 194	2, 368	2, 963	570	401	1, 178	1, 810	821	350	3, 134	4, 000	--
1955: September	295	186	269	58	33	95	165	82	25	289	339	1, 049
October	265	202	260	53	41	86	161	76	26	284	309	1, 068
November	260	194	256	40	34	74	149	67	24	259	345	1, 088
December	278	194	262	35	36	98	134	46	24	248	368	1, 029
1956: January	274	182	269	50	30	131	131	59	22	251	405	1, 176
February	288	174	273	49	32	114	133	64	27	285	331	1, 199
March	299	217	291	56	39	131	132	74	28	307	366	1, 187
April	304	228	267	50	33	129	152	70	31	290	379	1, 107
May	367	230	273	56	37	114	172	79	35	306	358	1, 224
June	332	275	279	72	41	106	170	74	45	285	337	1, 193
July	(2)	(2)	(2)	(2)	(2)	(2)	145	66	36	165	288	1, 227
August	286	238	276	54	33	67	180	80	28	213	268	1, 191
September	241	234	257	55	45	128	151	66	24	241	246	1, 226
Percent change												
September, 1955-56	-18	+26	- 4	- 5	+36	+35	- 8	-20	- 4	-17	-27	+17
First 9 mos., 1955-56	+ 5	+13	+ 5	-16	+ 4	- 6	+10	- 7	+35	+ 7	+11	--

Source: Table compiled by the Department of Commerce (BDSA) from data reported by the American Iron and Steel Institute, the National Electric Manufacturers Association, the American Institute of Steel Construction, and the Bureau of the Census. ¹Scheduled for fabrication in the next 4 months. ²July data not available separately. The figures given here for August 1956 were reported as July-August totals by the American Iron and Steel Institute because the steel industry was shut down by work stoppages in effect during July.

CONSTRUCTION REVIEW

Table 33.—Clay Construction Products: Production and Shipments

Period	Brick, common and face (Million brick)		Structural clay tile (Thousand tons)		Vitrified clay sewer pipe (Thousand tons)		Hollow facing tile (Million brick equivalent)		Glazed & unglazed floor & wall tile (Thousand square feet)	
	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments
1947-49 average	5,504	5,324	1,286	1,231	1,451	1,375	357	341	104,800	101,088
Year: 1953	5,875	5,771	990	922	1,655	1,563	456	444	137,429	134,375
1954	6,153	6,119	953	895	1,702	1,636	457	444	141,066	139,515
1955	7,148	7,010	839	835	1,925	1,880	493	482	187,991	187,828
12 months ending:										
June 1956	7,490	7,033	817	762	1,910	1,882	521	497	205,632	196,525
July 1956	7,515	7,025	809	749	1,926	1,889	528	501	207,646	197,402
August 1956	7,523	6,986	805	731	1,944	1,883	527	499	208,588	197,267
September 1956	7,450	6,879	801	713	1,935	1,864	529	498	207,093	194,659
1955: September	676	678	69	74	183	188	41	40	16,967	17,215
October	657	638	72	74	172	172	38	37	17,467	16,917
November	633	581	70	64	174	157	38	37	17,668	16,543
December	567	480	69	60	163	118	43	40	16,986	16,308
1956: January	565	435	69	54	155	121	43	42	17,527	15,972
February	536	455	63	51	157	155	43	39	15,781	15,481
March	611	541	68	55	173	159	48	45	18,173	16,638
April	627	625	66	59	117	128	49	45	17,371	16,289
May	672	661	65	61	127	137	47	43	18,681	17,065
June	646	632	60	59	164	183	44	43	18,093	16,092
July	648	619	65	57	168	178	48	44	16,428	15,913
August	685	641	69	63	191	187	45	44	17,446	16,834
September	603	571	65	56	174	169	43	39	15,472	14,607
Percent change										
September, 1955-56	-11	-16	-6	-24	-5	-10	+5	-3	-9	-15
First 9 mos., 1955-56	+6	-2	-6	-19	+1	-1	+9	+4	+14	+5

Source: Table compiled by Department of Commerce (BDCA) from data reported by the Bureau of the Census.

Table 34.—Clay Construction Products: Production and Shipments, by Census Region¹

Census region	PRODUCTION				SHIPMENTS			
	September 1956		First 9 months 1956		September 1956		First 9 months 1956	
	Quantity	Percent change from Sept. 1955	Quantity	Percent change, 1955-56	Quantity	Percent change from Sept. 1955	Quantity	Percent change, 1955-56
Brick, common and face (thousands)								
U. S. TOTAL	603,572	-11	5,594,854	+6	571,237	-16	5,181,190	-2
New England	11,440	-2	113,829	+21	12,524	-1	104,630	+18
Middle Atlantic	99,447	-4	883,451	+8	94,060	-17	827,480	-3
East North Central	142,573	-9	1,278,813	+6	141,548	-11	1,204,398	(2)
West North Central	35,714	(2)	308,570	+11	33,974	-2	272,585	+2
South Atlantic	130,396	-17	1,338,511	+3	122,223	-27	1,239,162	-8
East South Central	57,548	-7	538,290	+9	54,212	-14	503,151	(2)
West South Central	68,418	-14	654,085	+3	64,046	-12	560,934	-7
Mountain	20,792	-19	207,903	+12	20,514	-3	198,763	+13
Pacific	37,244	-16	271,402	-3	28,136	-19	270,087	-5
Structural clay tile (tons)								
U. S. TOTAL	64,598	-7	590,646	-6	55,507	-25	515,281	-19
Middle Atlantic	6,068	-8	57,864	-6	5,409	-29	48,285	-26
East North Central	7,127	-36	55,264	-46	6,783	-44	52,958	-51
West North Central	8,485	+4	88,231	+5	7,953	-31	71,754	-17
South Atlantic	15,754	+26	121,808	+7	14,730	+4	122,450	-2
East South Central	4,448	-7	35,402	-31	4,323	-7	35,881	-33
West South Central	19,912	-18	210,591	+6	13,982	-36	163,796	-9
Mountain & Pacific	2,804	+52	21,486	+30	2,327	+8	20,157	+23
Vitrified clay sewer pipe (tons)								
U. S. TOTAL	173,770	-5	1,426,571	+1	169,118	-10	1,418,530	-1
Middle Atlantic	17,759	-21	144,305	-7	16,488	-23	136,302	-7
East North Central	76,274	+2	552,844	-4	74,153	-6	560,648	-5
West North Central	16,325	-6	149,887	+1	15,967	-9	142,687	-5
South Atlantic	15,274	+11	132,328	+16	14,319	(2)	142,772	+23
E. & W. South Central	21,982	-8	214,695	+15	20,657	-14	203,783	+10
Mountain	4,518	+1	38,259	+16	4,174	-3	35,587	+12
Pacific	21,638	-16	194,253	-5	23,360	-15	196,751	-5

Source: Table compiled by Department of Commerce (BDCA) from data reported by the Bureau of the Census.

¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2.
² Change of less than one-half of 1 percent.

Table 35.—Heating and Plumbing Equipment: Shipments and Stocks

Period	Gas water heaters (Thousands of units)		C. I. convectors and radiators (Thousand square feet)		Warm air furnaces (Thousands of units)		Floor and wall furnaces (Thousands of units)		Residential oil burners ¹ (Thousands of units)
	Shipments	Stocks*	Shipments	Stocks*	Shipments	Stocks*	Shipments	Stocks*	Shipments
1947-49 average	1,818	67	50,980	4,377	794	69	552	44	541
Year: 1953	2,274	128	31,667	4,650	997	148	552	108	541
1954	2,236	103	28,386	5,434	1,132	130	550	74	494
1955	2,598	108	28,512	4,834	1,348	191	558	70	537
12 months ending:									
June 1956	2,693	--	27,624	--	1,321	--	521	--	490
July 1956	2,713	--	27,718	--	1,325	--	522	--	482
August 1956	2,691	--	27,099	--	1,321	--	513	--	472
September 1956	2,684	--	(2)	--	1,312	--	502	--	460
1955: September	224	93	3,326	5,845	164	187	65	71	68
October	219	91	3,115	5,234	150	172	72	61	62
November	185	102	2,779	4,666	121	177	54	61	39
December	175	108	1,773	4,834	80	191	38	70	27
1956: January	224	109	2,018	4,866	87	212	33	86	32
February	246	104	2,236	5,013	79	226	29	87	29
March	255	96	1,802	5,814	85	255	34	92	27
April	230	102	1,900	6,082	85	263	32	91	31
May	231	107	1,577	6,912	94	275	34	93	32
June	237	114	1,618	7,519	104	267	35	86	39
July	227	92	1,959	6,626	112	247	39	79	36
August	238	88	2,996	5,977	160	221	48	76	50
September	217	99	(2)	(2)	155	203	54	65	56
Percent change									
September, 1955-56	- 3	+ 6	--	--	- 5	+ 9	-17	- 8	-18
First 9 mos., 1955-56	+ 4	--	--	--	- 4	--	-14	--	-18

Source: Table compiled by Department of Commerce (BDSD) from data reported by the Bureau of the Census. *As of end of period.
¹Sold separately. ²Not yet available.

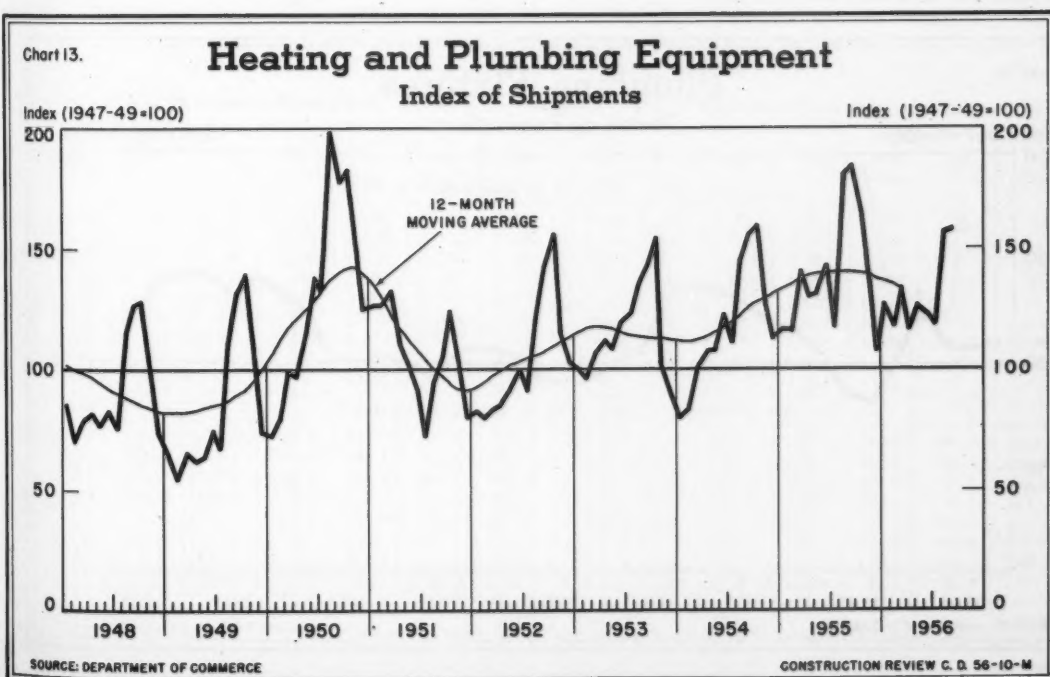
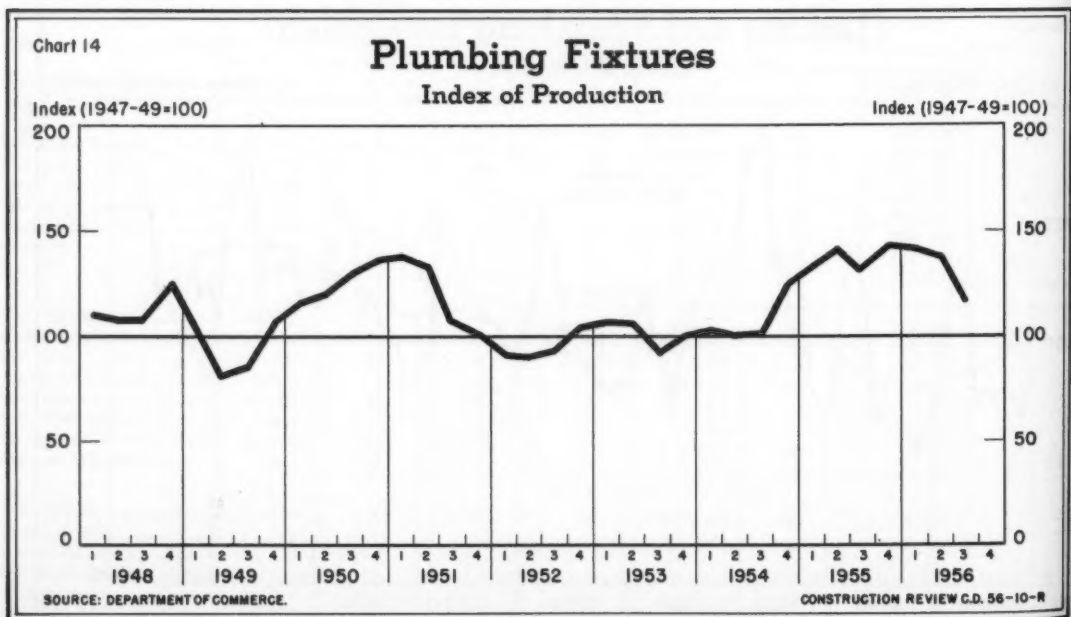


Table 36.—Plumbing Fixtures: Production, Shipments, and Stocks

Type of fixture	Number of fixtures						Percent change, 3d quarter 1955-56		
	3d quarter 1956			3d quarter 1955			Production	Shipments	Stocks ^a
	Production	Shipments	Stocks ^a	Production	Shipments	Stocks ^a			
Lavatories	874,517	1,004,507	518,116	1,019,778	1,057,668	307,969	-14	-5	+68
Vitreous china	539,759	543,361	242,230	553,686	557,131	147,469	-3	-2	+64
Cast-iron	269,228	377,383	214,252	389,758	412,489	122,686	-31	-9	+75
Steel	65,530	83,763	61,634	76,334	88,048	37,814	-14	-5	+63
Water closets	1,189,765	1,174,599	349,716	1,189,316	1,185,519	158,042	(1)	-1	+121
Syphon jet	150,693	146,207	61,083	134,051	134,927	41,656	+12	+8	+46
Washdown	521,027	509,390	125,592	521,594	517,620	59,726	(1)	-2	+110
Reverse trap	518,045	519,002	163,121	533,671	532,972	56,660	-3	-3	+188
Flush tanks, vitreous china	1,000,143	992,192	317,996	1,029,868	1,022,020	207,547	-3	-3	+53
Urinals, vitreous china	39,012	42,212	12,491	40,425	39,560	13,895	-3	+7	-10
Kitchen sinks	509,501	570,843	437,892	641,813	662,930	351,815	-21	-14	+24
Cast-iron	180,211	218,550	181,918	244,294	268,946	116,329	-26	-19	+56
Steel	328,710	351,561	255,009	397,033	393,319	234,730	-17	-11	+9
Other metals and glazed earthenware ²	580	732	965	486	665	756	+19	+10	+28
Wash sinks	4,920	5,442	3,938	4,359	5,314	4,478	+13	+2	-12
Service sinks	21,299	25,152	17,348	29,902	27,042	15,055	-29	-7	+15
Sink and laundry tray comb.	23,387	24,911	26,084	39,633	40,551	25,141	-41	-39	+4
Laundry trays	28,161	30,844	22,364	28,417	35,015	17,815	-1	-12	+26
Bathtubs	446,618	596,400	233,188	553,785	634,018	122,543	-19	-6	+90
Cast-iron	292,086	418,301	178,827	379,173	449,349	83,506	-23	-7	+114
Steel	154,532	178,099	54,361	174,612	184,669	39,037	-12	-4	+39
Shower stalls, including receptors ..	53,875	60,293	15,076	64,962	62,978	9,820	-17	-4	+54

Source: Department of Commerce. *As of end of period.

¹ Change of less than one-half of 1 percent.² Includes vitreous china.

Part VII--Employment

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Table 37.--Contract Construction: Employment by Type of Contractor

Period	All contractors	Building contractors							Nonbuilding contractors		
		All building contractors	General contractors	Special trades contractors					All non-building	Highway and street	Other non-building
				All special trades	Plumbing and heating	Painting and decorating	Electrical work	Other trades			
NUMBER OF EMPLOYEES (in thousands)											
Year: 1948.....	2,169.0	1,753.0	807.0	946.0	238.2	124.9	123.2	459.8	416.0	172.1	243.8
1949.....	2,165.0	1,736.0	779.0	957.0	241.7	123.4	122.1	469.5	428.0	178.1	250.3
1950.....	2,333.0	1,885.0	844.0	1,041.0	263.1	130.8	123.4	524.0	448.0	183.0	265.2
1951.....	2,603.0	2,109.0	957.6	1,151.7	286.9	155.7	140.5	568.7	493.0	201.3	291.9
1952.....	2,634.0	2,119.0	948.3	1,170.8	287.7	156.5	155.7	570.9	514.0	209.4	305.0
1953.....	2,622.0	2,109.0	934.0	1,175.1	288.9	148.1	159.7	578.4	513.0	214.9	297.8
1954.....	2,593.0	2,090.0	885.7	1,204.0	295.7	143.8	164.4	600.1	503.0	217.4	285.6
1955.....	2,780.0	2,279.0	937.7	1,341.6	318.3	165.6	169.1	688.6	501.0	222.9	278.2
1955: Sept.	3,094.0	2,501.0	1,031.7	1,469.2	344.1	188.8	176.1	760.2	593.0	279.5	313.1
Oct.	3,031.0	2,458.0	1,009.3	1,448.3	340.7	183.8	177.8	746.0	573.0	266.2	306.9
Nov.	2,921.0	2,398.0	988.4	1,409.8	331.1	176.9	177.0	724.8	523.0	235.7	287.5
Dec.	2,756.0	2,306.0	941.6	1,364.1	322.0	161.1	175.0	706.0	450.0	187.3	262.4
1956: Jan.	2,588.0	2,185.0	880.0	1,304.8	311.9	142.5	172.2	678.2	403.0	156.5	246.3
Feb.	2,588.0	2,189.0	878.4	1,310.7	310.2	144.3	170.6	685.6	399.0	153.2	245.6
Mar.	2,669.0	2,244.0	914.2	1,330.1	313.5	147.3	170.7	698.6	425.0	168.0	256.8
Apr.	2,853.0	2,376.0	981.8	1,394.4	317.3	166.2	173.7	737.2	477.0	204.5	272.4
May	3,040.0	2,501.0	1,038.4	1,462.4	327.4	185.6	179.1	770.3	539.0	242.1	296.7
June	3,257.0	2,666.0	1,126.4	1,539.6	340.3	205.0	187.6	806.7	591.0	271.9	319.2
July	3,270.0	2,679.0	1,134.4	1,544.9	344.6	209.7	194.0	796.6	591.0	276.6	314.7
Aug.	3,353.0	2,746.0	1,166.2	1,579.6	349.6	220.7	199.3	810.0	607.0	282.7	324.7
Sept.	3,335.0	2,729.0	1,148.0	1,580.8	352.9	216.0	202.7	809.2	606.0	280.1	325.9
Oct.	3,282.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Percent change											
Aug.-Sept. 1956	-0.5	-0.6	-1.6	+0.1	+0.9	-2.1	+1.7	-0.1	-0.2	-0.9	+0.4
Sept. 1955-56 ...	+7.8	+9.1	+11.3	+7.6	+2.6	+14.4	+15.1	+6.4	+2.2	+ .2	+4.1

Source: Department of Labor.

* Percent change: Sept.-Oct. 1956 -- -1.6; Oct. 1955-56 -- +8.3.

¹ Not yet available.

Table 38.--Contract Construction: Number of Employees and Indexes of Employment (Seasonally Adjusted)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
NUMBER OF EMPLOYEES (in thousands, seasonally adjusted)													
1948.....	2,120	2,015	2,065	2,105	2,136	2,184	2,199	2,212	2,220	2,229	2,249	2,251	2,169
1949.....	2,222	2,171	2,146	2,128	2,124	2,130	2,157	2,176	2,197	2,192	2,190	2,141	2,165
1950.....	2,119	2,101	2,105	2,173	2,236	2,337	2,405	2,451	2,473	2,502	2,517	2,471	2,333
1951.....	2,526	2,521	2,569	2,593	2,596	2,613	2,633	2,641	2,630	2,653	2,606	2,620	2,603
1952.....	2,599	2,624	2,588	2,586	2,597	2,645	2,658	2,672	2,682	2,648	2,650	2,632	2,634
1953.....	2,647	2,669	2,653	2,638	2,613	2,598	2,588	2,596	2,612	2,632	2,623	2,626	2,622
1954.....	2,533	2,583	2,600	2,614	2,603	2,599	2,591	2,594	2,586	2,584	2,618	2,615	2,593
1955.....	2,624	2,618	2,703	2,752	2,804	2,815	2,834	2,833	2,852	2,833	2,822	2,827	2,780
1956.....	2,876	2,924	2,966	3,003	3,055	3,132	3,056	3,076	3,074	3,067			
INDEXES (1947-49=100) OF EMPLOYMENT (seasonally adjusted) ¹													
1948.....	100.7	95.7	98.1	100.0	101.5	103.8	104.5	105.1	105.5	105.9	106.8	106.9	103.0
1949.....	105.6	103.1	101.9	101.1	100.9	101.2	102.5	103.4	104.4	104.1	104.0	101.7	102.9
1950.....	100.7	99.8	100.0	103.2	106.2	111.0	114.3	116.4	117.5	118.9	119.6	117.4	110.8
1951.....	120.0	119.8	122.0	123.2	123.3	124.1	125.1	125.5	124.9	126.0	123.8	124.5	123.7
1952.....	123.5	124.7	122.9	122.9	123.4	125.7	126.3	126.9	127.4	125.8	125.9	125.0	125.1
1953.....	125.7	126.8	126.0	125.3	124.1	123.4	122.9	123.3	124.1	125.0	124.6	124.8	124.6
1954.....	120.3	122.7	123.5	124.2	123.7	123.5	123.1	123.2	122.9	122.8	124.4	124.2	123.2
1955.....	124.7	124.4	128.4	130.7	133.2	133.7	134.6	134.6	135.5	134.6	134.1	134.3	132.1
1956.....	136.6	138.9	140.9	142.7	145.1	148.8	145.2	146.1	146.0	145.7			

Source: Department of Labor.
the Federal Reserve Board.

¹ Indexes for months before January 1953 are based on seasonally adjusted employment data derived by

CONSTRUCTION REVIEW

Table 39.—Contract Construction: Employment, by State

State	Number of employees (in thousands)											Percent change, Sept. 1955-56
	1956								1953	1954	1955	
	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Sept.	Sept.	Sept.	
Alabama.....	32.5	32.8	34.4	35.3	36.7	36.8	37.5	38.0	35.4	33.3	34.4	+10
Arizona ¹	18.8	19.0	19.2	19.6	20.4	20.3	20.4	20.9	17.4	17.7	20.7	+1
Arkansas ¹	13.4	14.7	15.3	16.3	16.6	17.2	18.0	17.2	20.1	16.5	17.5	-2
California ²	263.1	272.4	279.2	287.7	296.5	291.7	299.9	299.7	266.7	260.2	287.3	+4
Colorado ¹	26.9	28.1	31.0	32.0	34.7	35.9	36.5	35.7	28.0	29.0	33.4	+7
Connecticut ³	40.3	40.8	42.5	46.6	48.7	51.0	50.8	50.2	43.2	44.3	49.5	+1
Delaware ⁴	--	--	--	--	--	--	--	--	--	--	--	--
District of Columbia..	18.2	18.4	18.7	19.3	19.4	19.3	19.4	19.4	19.6	18.1	19.2	+1
Florida.....	87.3	86.7	86.3	89.3	91.3	95.0	97.7	96.9	84.5	86.8	94.8	+2
Georgia.....	50.6	51.4	53.8	55.7	58.9	58.5	58.9	57.6	53.9	48.6	52.5	+10
Idaho.....	6.0	7.0	8.5	9.9	11.1	11.0	10.8	10.0	10.1	10.5	10.6	-6
Illinois.....	157.3	165.1	177.8	187.0	199.6	204.1	204.7	201.9	174.1	180.8	183.0	+10
Indiana.....	61.2	62.5	69.4	74.8	80.5	78.6	81.1	81.0	67.4	62.9	77.0	+5
Iowa.....	25.1	26.4	31.9	34.2	37.5	39.1	39.4	37.8	40.1	40.1	36.2	+4
Kansas.....	32.8	37.2	39.8	42.3	43.8	43.8	41.9	40.8	40.0	40.8	44.2	-8
Kentucky ⁴	--	--	--	--	--	--	--	--	--	--	--	--
Louisiana.....	54.8	56.1	57.6	56.9	56.6	57.1	59.3	59.2	61.3	53.2	55.0	+8
Maine.....	9.0	8.8	9.7	13.2	15.7	16.6	16.5	15.5	14.0	16.6	14.8	+5
Maryland.....	63.5	65.0	69.7	70.7	72.0	70.8	73.8	73.1	62.0	60.6	69.8	+5
Massachusetts.....	71.0	73.2	80.6	90.8	97.3	99.2	100.1	99.1	78.2	77.8	91.4	+8
Michigan.....	103.9	102.0	107.2	112.2	119.5	123.4	129.3	132.4	121.8	132.4	126.5	+5
Minnesota.....	43.6	42.5	47.0	56.5	63.3	63.7	67.9	66.2	56.8	64.9	67.1	-1
Mississippi.....	12.8	13.6	14.4	15.5	16.1	16.9	(4)	(4)	22.1	17.3	18.2	--
Missouri.....	61.6	67.7	69.2	71.0	73.7	74.3	74.5	73.2	67.8	72.8	81.9	-11
Montana.....	7.5	8.0	10.3	12.4	13.4	14.2	14.4	14.3	11.4	13.6	14.8	-3
Nebraska.....	20.0	21.5	24.3	26.2	28.1	28.3	28.9	(4)	23.1	25.3	28.5	--
Nevada.....	7.3	7.8	7.6	8.4	8.5	8.5	8.4	8.0	8.2	9.7	9.6	-17
New Hampshire.....	7.3	7.2	8.5	10.4	11.2	11.2	11.0	10.5	8.0	10.5	11.6	-9
New Jersey.....	97.0	100.1	109.4	111.2	121.7	125.9	123.6	124.4	99.5	101.2	114.1	+9
New Mexico.....	13.6	13.8	14.1	13.9	14.9	14.8	14.4	(4)	15.4	14.9	15.8	--
New York.....	209.6	211.5	230.6	248.3	258.7	263.5	267.7	262.6	237.1	249.8	255.7	+3
North Carolina.....	46.8	47.7	48.6	50.3	52.3	52.4	51.6	51.0	54.5	50.8	52.9	-4
North Dakota.....	4.9	4.9	7.1	9.8	11.5	12.3	(4)	(4)	11.8	13.9	10.7	--
Ohio.....	144.0	147.5	157.2	152.3	172.4	175.0	182.6	180.9	166.6	185.7	179.0	+1
Oklahoma.....	28.7	30.3	30.9	31.9	32.2	33.5	33.8	35.2	32.4	32.4	33.5	+5
Oregon ¹	19.1	20.6	22.5	24.7	26.4	28.4	28.7	29.2	29.2	26.1	27.4	+7
Pennsylvania.....	155.8	163.4	178.8	183.9	199.5	199.4	204.9	203.7	203.3	190.8	209.2	-3
Rhode Island.....	14.8	15.2	17.3	18.0	19.1	19.1	19.0	18.6	16.0	17.2	19.0	-2
South Carolina.....	26.9	26.4	27.1	26.9	28.0	27.5	28.3	27.2	48.8	35.2	30.9	-12
South Dakota ¹	5.8	6.0	8.9	11.1	12.6	12.8	12.9	12.9	11.6	11.8	11.9	+8
Tennessee.....	40.7	41.8	42.5	43.6	43.6	44.8	46.6	(4)	58.3	59.0	48.9	--
Texas.....	153.4	157.8	157.8	160.2	164.7	171.3	171.5	171.3	155.8	150.7	162.1	+6
Utah.....	11.4	13.0	14.8	15.5	16.0	17.6	18.0	17.8	13.1	14.0	18.4	-3
Vermont.....	3.3	3.4	3.8	4.6	5.3	5.6	5.8	5.5	4.9	4.9	5.3	+4
Virginia.....	61.1	63.5	66.4	69.5	71.7	72.2	72.2	72.0	63.8	59.9	65.6	+10
Washington.....	38.4	40.9	43.6	47.0	49.5	51.6	52.1	53.6	52.2	53.0	52.3	+2
West Virginia.....	18.5	18.0	19.4	21.1	22.7	23.3	24.8	24.0	25.1	19.8	22.2	+8
Wisconsin.....	55.3	54.4	57.3	64.7	70.4	72.3	74.2	73.1	57.5	56.8	68.9	+6
Wyoming.....	4.7	4.9	5.7	6.7	7.6	8.4	10.0	9.7	7.4	7.8	8.2	+18

Source: Department of Labor.

¹ Data revised from January 1955.² Data revised from January 1953.³ Includes a small number

of employees in mining.

⁴ Not available.

NOTE: Revised data for months not shown here are available on request.

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Table 40.--Contract Construction: Employment in Selected Areas

Area	Number of employees (in thousands)											Percent change, Sept. 1955-56
	1956								1953	1954	1955	
	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Sept.	Sept.	Sept.	
Albany-Schenectady-Troy, N.Y.	5.8	5.9	6.2	6.9	7.3	8.0	8.2	7.9	7.9	8.0	7.5	+ 5
Albuquerque, N. Mex.	5.1	5.3	5.5	5.5	5.4	5.5	5.2	(1)	4.6	4.9	6.2	--
Atlanta, Ga.	19.6	19.6	20.3	21.0	21.8	21.4	20.8	20.4	16.6	17.3	20.3	(2)
Baltimore, Md.	42.0	43.2	46.1	46.6	47.1	45.4	48.0	47.2	39.3	38.0	45.2	+ 4
Baton Rouge, La.	6.0	6.1	6.3	6.2	6.6	6.9	7.0	6.7	(1)	6.0	5.7	+18
Binghamton, N. Y.	2.0	2.0	2.4	2.8	3.1	3.1	3.2	3.1	3.6	3.1	3.0	+ 3
Birmingham, Ala.	10.3	10.4	11.1	11.9	12.2	12.4	12.6	12.6	11.9	10.5	11.9	+ 6
Boise, Idaho	1.4	1.6	1.7	1.7	1.9	1.9	2.0	1.8	2.3	1.8	1.9	- 5
Boston, Mass.	41.8	43.1	47.0	53.1	57.2	58.5	59.3	58.9	46.5	41.1	53.5	+10
Bridgeport, Conn. ³	4.6	4.8	5.3	5.6	6.0	6.3	6.4	6.4	5.5	6.0	6.1	+ 5
Buffalo, N. Y.	16.9	16.8	19.1	21.9	23.4	23.9	25.1	25.4	21.6	21.6	23.9	+ 6
Casper, Wyo. ....	.8	.9	1.0	1.2	1.3	1.3	1.6	1.7	1.1	1.5	1.1	+55
Charleston, S. C. ⁴	3.4	3.3	3.3	3.3	3.5	3.3	3.7	3.6	4.4	3.1	4.0	-10
Charleston, W. Va.	3.4	3.1	3.4	3.7	3.9	3.9	4.0	4.4	9.1	5.9	4.2	+ 5
Charlotte, N. C.	4.8	5.0	5.2	5.2	5.4	5.3	5.3	5.3	6.2	6.3	5.2	+ 2
Chattanooga, Tenn.	3.6	3.7	3.9	3.8	3.5	3.8	3.8	3.7	5.1	4.7	4.8	-23
Chicago, Ill.	112.6	117.0	125.8	132.0	138.3	138.7	140.4	137.9	113.1	114.9	125.8	+10
Denver, Colo.	16.3	16.9	19.3	19.9	21.5	20.9	20.3	20.0	17.4	18.8	19.8	+ 1
Des Moines, Iowa	4.1	4.4	5.2	5.7	6.2	6.2	6.4	6.0	5.2	5.7	5.4	+11
Detroit, Mich.	59.9	57.4	57.0	59.6	61.5	63.4	67.0	68.5	66.6	74.3	69.1	- 1
Duluth, Minn.	2.0	1.9	2.0	2.2	2.5	2.7	2.7	2.6	2.7	2.7	2.3	+13
Evansville, Ind.	3.5	3.6	3.9	4.1	4.2	4.4	4.7	4.6	3.7	3.8	4.4	+ 5
Fargo, N. D.	1.4	1.4	1.7	2.1	2.3	2.3	2.5	(1)	2.3	2.2	2.3	--
Fort Wayne, Ind.	2.4	2.7	2.9	3.1	3.4	3.6	3.4	3.1	3.8	3.6	3.1	0
Great Falls, Mont.	1.1	1.3	1.6	1.8	1.9	1.9	1.9	1.8	1.5	1.7	2.0	-10
Harrisburg, Pa.	6.1	6.4	7.7	6.0	8.9	9.3	9.4	9.7	7.9	8.8	8.2	+18
Hartford, Conn. ³	8.0	8.3	9.0	10.3	10.7	10.8	10.8	10.8	9.5	10.0	9.7	+11
Indianapolis, Ind.	11.1	11.5	12.3	13.3	14.0	14.5	14.8	14.8	13.7	12.9	15.0	- 1
Jackson, Miss.	3.5	4.1	4.3	4.2	4.3	4.5	4.2	4.1	(1)	(1)	5.2	-21
Jacksonville, Fla.	8.8	8.7	8.6	9.0	9.4	9.5	9.6	9.7	8.3	10.4	9.1	+ 7
Kansas City, Mo.	19.0	19.3	19.7	20.0	20.4	20.5	20.3	20.0	24.7	21.4	21.1	- 5
Knoxville, Tenn.	5.6	5.5	5.2	5.4	6.1	6.5	6.3	6.3	13.3	17.1	8.1	-22
Lewiston, Maine	1.1	1.0	1.2	1.3	1.5	1.6	1.7	1.6	1.2	1.5	1.5	+ 7
Little Rock-N. Little Rock, Ark. ⁴	4.8	5.4	5.6	5.5	5.6	5.7	5.9	5.6	5.6	5.4	6.0	- 7
Los Angeles, Calif. ⁵	125.9	130.2	129.8	132.7	136.0	135.8	135.5	135.8	125.6	120.6	136.0	(2)
Louisville, Ky.	11.0	11.6	12.3	13.7	14.2	14.4	14.2	14.3	(1)	16.8	15.2	- 6
Manchester, N. H.	1.7	1.7	1.7	1.9	2.1	2.3	2.3	2.2	1.6	2.1	2.5	-12
Memphis, Tenn.	10.7	11.1	11.2	11.7	11.8	11.7	11.8	11.6	10.7	10.7	12.8	- 9
Miami, Fla. ⁴	22.1	22.4	22.7	23.0	24.5	25.9	26.9	27.0	21.4	22.2	26.8	+ 1
Milwaukee, Wis.	21.3	20.9	21.8	23.3	24.8	24.9	26.0	26.4	(1)	19.9	24.3	+ 9
Minneapolis-St. Paul, Minn.	24.1	24.7	27.9	30.5	31.7	33.1	33.9	32.5	30.5	30.6	31.8	+ 2
Mobile, Ala.	4.6	4.5	4.6	4.7	4.7	4.7	4.8	4.9	5.0	3.5	4.5	+ 9
Nashville, Tenn.	7.2	7.8	8.3	8.4	7.4	6.9	8.5	8.7	9.2	7.5	8.1	+ 7
New Bedford, Mass.	1.3	1.4	1.5	1.6	1.9	1.8	1.8	1.7	1.4	1.8	1.7	0
New Britain, Conn. ³	1.1	1.1	1.3	1.4	1.4	1.5	1.5	1.5	1.3	1.3	1.3	+15
New Haven, Conn. ³	5.6	5.7	6.1	6.5	6.8	6.9	7.1	7.0	5.9	6.5	6.5	+ 8
New Orleans, La.	15.2	15.1	15.3	15.2	13.3	15.2	16.2	16.4	21.4	20.6	17.7	+ 7
New York-Northeastern N. Jersey: ..	197.2	203.3	213.3	223.6	235.1	235.8	238.0	235.5	(1)	213.9	229.0	+ 3
Newark-Jersey City, N. J.	25.6	25.9	27.7	29.8	31.2	32.0	31.0	30.6	30.2	28.7	30.5	(2)
Paterson, N. J.	19.4	19.6	21.5	20.2	26.4	25.2	26.3	26.5	(1)	22.4	23.4	+13
Perth Amboy, N. J.	6.4	6.6	7.3	7.3	7.9	8.5	8.6	9.2	(1)	6.7	7.1	+30
Nassau-Suffolk Counties, N.Y.	25.3	27.3	27.5	31.2	31.4	31.8	31.5	32.1	28.0	29.7	32.7	- 2
New York, N. Y.	106.7	109.9	113.4	117.5	118.9	118.6	120.3	117.0	102.3	107.1	115.1	+ 2
Westchester County, N. Y.	12.3	12.5	14.3	15.4	16.9	17.0	17.6	17.4	(1)	17.1	17.6	- 1

See footnotes at end of table.

CONSTRUCTION REVIEW

Table 40.--Contract Construction: Employment in Selected Areas--Continued

Area	Number of employees (in thousands)											Percent change, Sept. 1955-56
	1956								1953	1954	1955	
	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Sept.	Sept.	Sept.	
Norfolk-Portsmouth, Va.....	10.1	10.5	10.9	11.5	12.3	12.4	12.7	12.8	13.9	11.9	11.5	+11
Oklahoma City, Okla.....	9.7	10.4	10.7	10.6	11.0	11.0	10.9	11.3	9.4	9.8	10.7	+ 6
Omaha, Nebr.....	6.5	6.7	7.3	7.8	8.0	8.2	8.6	8.3	9.3	8.9	8.0	+ 4
Phoenix, Ariz. ⁴	9.9	9.9	9.8	10.0	10.3	10.3	10.3	10.7	8.4	8.8	10.4	+ 3
Pittsburgh, Pa.....	39.5	41.4	45.3	46.0	47.9	46.4	49.7	50.3	44.7	37.3	48.1	+ 5
Portland, Maine.....	2.6	2.5	2.8	3.5	4.1	4.3	4.4	4.2	3.7	4.2	3.8	+11
Portland, Oreg.....	11.1	12.0	12.5	13.3	14.5	14.8	14.8	15.0	16.1	14.4	15.9	- 6
Providence, R. I.....	13.1	13.5	15.3	16.0	16.9	16.9	16.9	16.5	14.2	15.2	16.8	- 2
Racine, Wis.....	1.9	1.9	2.1	2.3	2.5	2.5	2.6	2.6	(1)	2.2	2.2	+18
Reno, Nev. ⁴	1.9	2.1	2.2	2.3	2.3	2.3	2.4	2.5	1.8	2.4	2.7	- 7
Richmond, Va.....	11.0	11.3	12.0	12.4	13.0	12.8	13.0	12.8	11.4	9.9	11.5	+11
Rochester, N. Y.....	8.1	8.3	9.0	9.2	10.8	11.3	11.6	11.5	9.2	10.2	10.8	+ 6
Rockford, Ill. ³	3.2	3.4	4.1	4.3	4.6	4.5	4.5	(1)	3.3	4.0	4.2	--
Sacramento, Calif.*.....	8.1	8.4	9.0	9.2	9.7	10.0	10.4	10.3	8.8	9.2	9.6	+ 7
St. Louis, Mo.....	38.0	40.5	42.5	42.9	44.6	44.6	44.2	44.8	(1)	44.5	47.0	- 5
Salt Lake City, Utah.....	7.1	8.0	8.8	8.9	9.5	9.6	9.8	9.6	7.3	8.3	9.7	- 1
San Diego, Calif. ³	12.9	13.2	13.6	13.8	14.0	14.3	14.4	14.4	13.5	12.1	13.4	+ 7
San Francisco-Oakland, Calif. ⁵	58.1	60.4	62.2	63.2	64.4	60.3	65.0	64.5	59.9	60.6	63.1	+ 2
San Jose, Calif.....	9.7	10.1	10.8	11.2	11.6	10.9	11.8	11.6	8.6	10.1	11.0	+ 5
Savannah, Ga.....	2.8	2.8	3.1	3.3	3.7	3.5	3.7	3.8	4.7	2.6	2.8	+36
Seattle, Wash.....	12.7	13.1	14.2	15.2	15.7	16.2	16.4	17.0	13.6	13.8	15.9	+ 7
Sioux Falls, S. D.....	1.2	1.2	1.6	1.7	2.0	2.1	2.0	2.0	(1)	(1)	2.4	-17
South Bend, Ind.....	2.8	2.9	3.2	3.5	3.6	3.7	3.7	3.8	3.7	3.2	4.4	-14
Spokane, Wash.....	2.7	3.0	3.8	4.7	5.5	5.8	5.9	6.2	4.6	4.7	5.7	+ 9
Springfield-Holyoke, Mass. ⁶	6.6	6.8	7.6	8.9	9.3	9.4	9.4	9.0	5.2	6.7	8.7	+ 3
Stamford, Conn. ³	3.4	3.5	3.7	3.8	3.9	4.1	4.2	4.1	3.3	3.5	4.0	+ 3
Syracuse, N. Y.....	5.3	5.5	6.0	7.0	7.6	8.1	8.8	8.6	7.9	8.4	7.0	+23
Tacoma, Wash.....	4.0	4.1	4.1	4.0	4.0	4.3	4.6	4.6	4.8	4.0	4.8	- 4
Tampa-St. Petersburg, Fla. ⁴	15.9	16.0	16.0	16.1	16.4	16.7	16.8	16.5	12.3	13.8	14.7	+12
Topeka, Kans.....	2.9	3.3	3.8	4.1	4.3	4.4	4.3	4.2	2.9	3.1	3.3	+27
Trenton, N. J.....	3.2	3.3	3.5	3.8	4.1	4.5	4.2	4.0	(1)	4.0	4.0	0
Tucson, Ariz. ⁴	4.2	4.3	4.5	4.8	5.2	5.1	5.1	5.0	3.8	3.8	4.8	+ 4
Tulsa, Okla.....	7.8	8.3	8.4	9.1	8.7	9.6	10.0	9.9	7.4	8.4	8.7	+14
Utica-Rome, N. Y.....	2.6	2.8	3.3	4.0	4.2	4.6	4.2	4.0	3.7	4.0	3.5	+14
Washington, D. C.....	43.1	43.8	45.5	46.5	46.7	46.9	47.0	47.3	40.7	40.8	47.3	0
Waterbury, Conn. ³	1.8	1.8	1.9	2.0	2.1	2.2	2.2	2.2	2.0	2.0	3.0	-27
Wheeling-Steubenville, W. Va.....	4.4	4.2	4.6	4.6	4.6	4.4	4.8	4.9	5.5	4.6	4.9	0
Wichita, Kans. ⁴	7.1	7.6	8.1	8.8	9.1	9.1	8.5	8.4	7.5	8.2	8.9	- 6
Worcester, Mass.....	2.8	2.8	2.9	3.3	3.6	3.7	3.6	3.7	4.1	3.5	3.4	+ 9

Source: Department of Labor. * Shown for the first time in this issue. This table is expanded to include additional areas as data become available. ¹ Not available. ² Change of less than one-half of 1 percent. ³ Includes a small number of employees in mining. ⁴ Data revised from January 1955. ⁵ Data revised from January 1953. ⁶ Data revised from January 1951. NOTE: Revised statistics for months not shown here are available upon request.

ANALYSIS OF WORK STOPPAGES IN 1955

This publication, Analysis of Work Stoppages in 1955, contains analytical text and detailed statistics on work stoppages in manufacturing and nonmanufacturing industries, including construction and related industries. Trends in the number of work stoppages, number of workers involved, and man-days of idleness are shown for the 29 years 1927-55. Similar data for 1955 are shown separately by industry, State, and metropolitan area. Other tabulations summarize information on the major issues involved in 1955 work stoppages, how the stoppages were terminated, and the disposition of issues. An appendix defines terms and describes methods used in compiling the data.

Analysis of Work Stoppages in 1955 (BLS Bulletin 1196) is for sale at 30 cents a copy. Orders may be sent, accompanied by check or money order, to the Superintendent of Documents, Washington 25, D.C., or to any of the Bureau of Labor Statistics Regional Offices (see inside front cover of Construction Review for addresses).

Table 41.--Contract Construction: Indexes of Aggregate Weekly Man-Hours

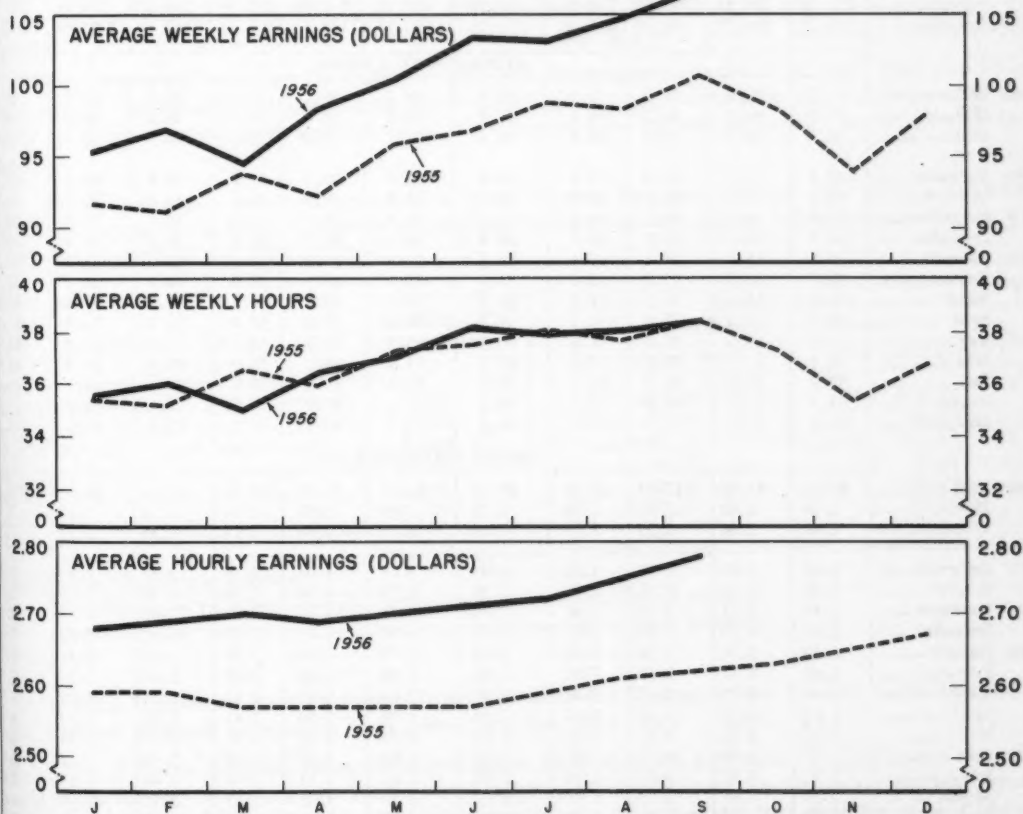
(1947-49=100)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual average
1948.....	89.6	81.3	86.7	95.0	102.2	111.9	115.1	117.3	116.2	113.3	106.6	105.4	103.4
1949.....	94.2	88.9	89.2	95.0	103.1	106.8	110.5	114.2	111.5	111.4	104.4	94.9	102.0
1950.....	84.6	79.5	83.7	95.8	106.1	116.7	122.1	129.5	126.1	128.9	123.9	112.7	109.1
1951.....	106.4	99.3	105.4	116.9	126.4	131.8	137.7	141.1	138.5	139.8	124.2	121.6	124.1
1952.....	111.1	112.3	108.3	117.5	125.4	136.8	138.9	143.2	144.0	139.9	128.2	123.9	127.5
1953.....	109.1	108.7	109.1	115.8	122.6	130.4	132.0	137.2	131.7	136.7	126.7	117.2	123.1
1954.....	95.5	102.8	106.4	113.5	120.3	128.0	131.4	134.0	128.6	128.6	123.3	114.4	118.9
1955.....	101.4	98.6	108.4	115.5	129.3	136.5	144.1	145.1	148.5	140.8	128.2	124.3	126.7
1956.....	112.0	113.0	114.0	128.1	140.0	154.4	154.4	159.9	159.8				

Source: Department of Labor.

Chart 15.

Hours and Earnings of Workers In Contract Construction



SOURCE: DEPARTMENT OF LABOR

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Table 42.—Contract Construction: Hours and Gross Earnings of Construction Workers

Period	All construction	Building construction							Nonbuilding construction		
		All building contractors	General contractors	Special trades contractors					All non-building	Highway and street	Other non-building
				All special trades	Plumbing and heating	Painting and decorating	Electrical work	Other trades			
AVERAGE WEEKLY EARNINGS											
Year: 1953.....	\$91.61	\$91.76	\$87.75	\$94.79	\$98.30	\$87.10	\$111.61	\$91.04	\$90.27	\$85.28	\$93.85
1954.....	93.98	94.12	89.41	97.38	102.71	90.39	112.71	93.19	92.86	86.88	97.36
1955.....	95.94	96.03	90.22	100.83	106.68	94.38	116.82	96.21	94.87	91.05	98.50
1955: September	100.61	100.23	93.61	105.28	109.80	99.25	120.90	101.28	102.29	102.13	102.75
October	98.10	98.01	91.55	102.76	108.96	97.30	121.30	97.54	99.36	96.90	101.40
November	93.81	94.04	88.24	98.28	105.28	91.58	117.43	92.89	92.64	89.21	95.76
December	97.99	98.19	92.11	102.93	109.42	96.26	122.00	97.23	94.95	87.47	101.12
1956: January	95.41	96.17	88.75	101.10	109.16	94.24	120.26	94.58	93.17	85.19	98.43
February	96.84	97.27	90.30	102.03	107.82	94.92	122.36	96.88	94.43	86.14	99.85
March	94.50	95.15	87.98	99.81	108.58	95.26	120.12	93.01	91.88	84.90	96.38
April	98.19	99.00	92.20	103.82	108.00	95.57	120.74	100.04	94.86	88.65	100.10
May	100.44	100.74	93.96	105.62	111.45	99.62	122.22	101.44	99.31	94.16	103.86
June	103.25	103.42	96.42	108.38	113.00	101.24	124.66	104.80	104.90	102.49	106.75
July	103.09	103.23	96.52	107.59	113.58	100.04	124.03	103.94	105.15	102.70	107.68
August	104.78	104.53	98.05	109.66	114.35	103.10	127.68	105.33	106.42	105.16	107.83
September	106.75	106.22	99.32	111.38	115.03	103.31	130.73	107.59	107.78	105.88	109.33
AVERAGE WEEKLY HOURS											
Year: 1953.....	37.7	37.0	37.5	36.6	38.1	34.7	39.3	35.7	40.3	41.2	39.6
1954.....	37.0	36.2	36.2	36.2	37.9	34.5	38.6	35.3	40.2	40.6	39.9
1955.....	36.9	36.1	35.8	36.4	38.1	34.7	39.2	35.5	40.2	41.2	39.4
1955: September	38.4	37.4	37.0	37.6	38.8	35.7	39.9	37.1	42.8	44.6	41.1
October	37.3	36.3	35.9	36.7	38.5	35.0	39.9	35.6	41.4	42.5	40.4
November	35.4	34.7	34.2	35.1	37.2	33.3	38.5	33.9	38.6	39.3	38.0
December	36.7	36.1	35.7	36.5	38.8	34.5	40.0	35.1	39.4	39.4	39.5
1956: January	35.6	35.1	34.4	35.6	38.3	33.9	39.3	33.9	38.5	38.9	38.3
February	36.0	35.5	35.0	35.8	37.7	33.9	39.6	34.6	38.7	38.8	38.7
March	35.0	34.6	34.1	34.9	37.7	33.9	39.0	33.1	37.5	37.4	37.5
April	36.5	36.0	35.6	36.3	37.5	34.6	39.2	35.6	39.2	39.4	39.1
May	37.2	36.5	36.0	36.8	38.3	35.2	39.3	36.1	40.7	41.3	40.1
June	38.1	37.2	36.8	37.5	38.7	35.9	39.7	36.9	42.3	43.8	40.9
July	37.9	37.0	36.7	37.1	38.5	35.1	39.5	36.6	42.4	43.7	41.1
August	38.1	37.2	37.0	37.3	38.5	35.8	39.9	36.7	42.4	44.0	41.0
September	38.4	37.4	37.2	37.5	38.6	35.5	40.1	37.1	42.6	44.3	41.1
AVERAGE HOURLY EARNINGS											
Year: 1953.....	\$2.43	\$2.48	\$2.34	\$2.59	\$2.58	\$2.51	\$2.84	\$2.55	\$2.24	\$2.07	\$2.37
1954.....	2.54	2.60	2.47	2.69	2.71	2.62	2.92	2.64	2.31	2.14	2.44
1955.....	2.60	2.66	2.52	2.77	2.80	2.72	2.98	2.71	2.36	2.21	2.50
1955: September	2.62	2.68	2.53	2.80	2.83	2.78	3.03	2.73	2.39	2.29	2.50
October	2.63	2.70	2.55	2.80	2.83	2.78	3.04	2.74	2.40	2.28	2.51
November	2.65	2.71	2.58	2.80	2.83	2.75	3.05	2.74	2.40	2.27	2.52
December	2.67	2.72	2.58	2.82	2.82	2.79	3.05	2.77	2.41	2.22	2.56
1956: January	2.68	2.74	2.58	2.84	2.85	2.78	3.06	2.79	2.42	2.19	2.57
February	2.69	2.74	2.58	2.85	2.86	2.80	3.09	2.80	2.44	2.22	2.58
March	2.70	2.75	2.58	2.86	2.88	2.81	3.08	2.81	2.45	2.27	2.57
April	2.69	2.75	2.59	2.86	2.88	2.82	3.08	2.81	2.42	2.25	2.56
May	2.70	2.76	2.61	2.87	2.91	2.83	3.11	2.81	2.44	2.28	2.59
June	2.71	2.78	2.62	2.89	2.92	2.82	3.14	2.84	2.48	2.34	2.61
July	2.72	2.79	2.63	2.90	2.95	2.85	3.14	2.84	2.48	2.35	2.62
August	2.75	2.81	2.65	2.94	2.97	2.88	3.20	2.87	2.51	2.39	2.63
September	2.78	2.84	2.67	2.97	2.98	2.91	3.26	2.90	2.53	2.39	2.66
Percent change, September 1955 to 1956											
Avg. wkly. earnings ..	+6.1	+6.0	+6.1	+5.8	+4.8	+4.1	+8.1	+6.2	+5.4	+3.7	+6.4
Avg. wkly. hours	0	0	+ .5	- .3	- .5	- .6	+ .5	0	- .5	- .7	0
Avg. hrly. earnings	+6.1	+6.0	+5.5	+6.1	+5.3	+4.7	+7.6	+6.2	+5.9	+4.4	+6.4

Source: Department of Labor.

FNMA's Purchasing Requirements Amended to Conserve Mortgage Funds for Financing New Home Construction. (Federal National Mortgage Association press release No. 227, issued November 23, 1956.)

On November 23, 1956, the Federal National Mortgage Association announced that, effective immediately, all purchases made under its secondary market operations would be confined to mortgages offered within 4 months following the date of the FHA insurance or the VA certificate of guaranty. This means that FNMA will, for the time being at least, turn down offerings of older mortgages. Previously, the Association had been purchasing any acceptable mortgages insured by FHA or guaranteed by VA after August 1, 1954.

The amended purchasing requirements direct FNMA's resources entirely to the purchase of newly originated mortgages so that the agency's diminishing supply of funds will be utilized to the fullest extent to assist financing of new home construction.

FHA Housing Credit Regulations Amended to Raise Interest Rate on Insured Mortgages. (Federal Housing Administration press release No. 56-59, issued Dec. 1, 1956; Federal Register, Vol. 21, No. 234, Dec. 4, 1956, p. 9447, and No. 236, Dec. 6, 1956, p. 9644.)

On December 1, 1956, the Federal Housing Administration announced that the maximum interest rate allowed on its insured home mortgages would be increased from 4-1/2 percent to 5 percent. (For sales type properties insured under FHA Sec. 213 (Cooperative Housing Insurance) and for multifamily rental housing insured under FHA Sec. 207, the interest rate was advanced from 4-1/4 percent to 4-1/2 percent.) In addition to interest, FHA loans carry a one-half of 1 percent insurance premium charge.

The new rates, effective December 4, 1956, are the maximum permitted by law. They can be made to apply, if the lender so requests, on applications for mortgage insurance already in process at any point up to final endorsement for insurance. The rate on existing mortgages will not be affected by the increase.

In the table below are illustrations of how the new 5-percent interest rate affects the monthly mortgage payments for new 1- to 4-family dwellings covered by Sec. 203(b) Sales Housing Loans, which comprise the bulk of the FHA program:

Appraised value	Minimum downpayment	Monthly payment to principal and interest ¹	
		New interest rate ²	Old interest rate ³
\$10,000	\$900	\$51.67	\$48.85
\$12,000	1,440	59.96	56.69
\$14,000	1,980	68.25	64.53
\$16,000	2,520	76.54	72.36
\$18,000	3,060	84.83	80.20
\$20,000	3,600	93.12	88.04

¹ In computing monthly payments, the minimum downpayment, maximum repayment of 30 years, and amortization in equal monthly installments were assumed.

² Interest rate of 5-1/2 percent used (5 percent plus 1/2 percent insurance premium).

³ Interest rate of 5 percent used (4-1/2 percent plus 1/2 percent insurance premium).

FNMA Announced New Purchase Price Schedules for Mortgages and Standby Commitments. (Federal National Mortgage Association press release No. 228, issued Dec. 3, 1956.)

The Federal National Mortgage Association announced on December 3, 1956, that the price it would pay for the new 5-percent FHA-insured mortgages offered under its Secondary Market Operations program would range from 97-1/2 to 99-1/2 percent of par. This was the first time the agency had priced 5-percent mortgages. Prices vary by areas and by the amount of the mortgagor's equity.

At the same time, FNMA announced that on and after December 4, 1956, the purchase price for 4-1/2-percent mortgages (which may be either FHA-insured or VA-guaranteed) would be reduced to a 94-96 range. This new schedule for 4-1/2-percent mortgages compares with an average of 97 paid by

FNMA so far this year on similar paper, with prices ranging from 94-1/2 in some parts of the country to 99-1/2 in others.

The agency also released a new price schedule for standby commitments. FNMA will issue advance commitments to buy 5-percent mortgages for its secondary market operations at 94. The new price for 4-1/2-percent mortgages was set at 90. Formerly, standby commitments for 4-1/2 percent mortgages were issued at 94, the price having just been increased from 92 on September 20, 1956 (see Construction Review, Vol. 2, No. 10, October 1956, p. 51).

GSA Liberalized Bidding Rules and Contract Terms for Lease-Purchase Building Projects. (General Services Administration press release No. 520, issued December 2, 1956.)

On December 2, 1956, the General Services Administration announced revisions in lease-purchase bidding procedures and contract terms, designed to encourage investment in the Government's program of constructing Federal buildings with private financing.

Under the new rules, only "package" bids--combined bids for financing and construction--will be solicited. Bidders will quote a selling price for the completed project, including costs of arranging financing and an interest rate of up to 4 percent to amortize the sales price over a specified period. Previously, bids were taken separately from builders and investors and matched up by GSA.

Successful bids will result in three-way contracts signed by the builder, investor, and the Government. The builders will agree to construct the projects in accordance with Government plans and specifications, and will receive payment from investors, made on behalf of the Government. The Government will repay the investors with interest over a 10- or 25-year period, as specified, in fixed equal installments.

Payments to investors will now be made at the end of every 3-month period during the life of the agreements, instead of at the beginning of each year under the former practice. This will result in a gain to the investor of an additional year's interest.

Under the revised procedures, title to the project will be held by trustees appointed by the investors. By relieving the investors of the ownership formerly required, the way was cleared for participation in the lease-purchase program by pension trust funds and various financial institutions which, because of State laws, cannot own property, or are restricted in the amount they can invest in property.

The Government now will pay real estate taxes directly, rather than reimburse the investor for paying them. This will make it unnecessary for investors to take out short-term loans each year to pay taxes, which they have been doing in some instances.

Construction Review brings together under one cover virtually all of the Government's current statistics that pertain to construction. Published jointly by the U. S. Department of Commerce and the U. S. Department of Labor, this monthly report is designed to serve the wide variety of groups and individuals among businessmen, government officials, legislators, labor unions, research workers, and the general public who need a convenient reference to the many facets by which current trends in construction may be gaged.

The various measures of construction are shown in detail wherever possible, by type of construction, trade, or material, and in addition, by location. The Index to statistical tables is a guide to the detail provided by each tabulation.

Most of the statistical series shown are prepared separately or jointly by the two agencies responsible for this publication. The remainder, specifically accredited, originate in other governmental agencies or are contributed by private organizations.¹

Almost all the statistics are presented on a monthly basis; the rest, quarterly. Except where noted, all data relate to the continental United States.

DEFINITION OF THE SERIES

Part I--Construction Put in Place. Construction, for the purpose of this series, is defined to include the engineering, design, and production of all fixed works and structures. Only new construction, including major additions and alterations, is covered; maintenance and repair work is excluded. The estimates cover build-

ings; other structures such as dams, levees, and bridges; and nonstructural works such as airfields, highways, canals, and navigation channels. They include the installed value of equipment generally considered an integral part of a structure and commonly included in the contract price, such as plumbing, heating, and air conditioning equipment and elevators. They exclude separable equipment, such as production machinery, power-generating equipment, and furnishings.

Clearing and development of land is included. If, however, an existing structure is demolished in the process, the demolition itself is excluded. Excluded also are oil, gas, and water well drilling; the digging and shoring of mines; and work which is an integral part of farming operations such as plowing, terracing, and the digging of drainage ditches.

Value of construction includes the cost of architectural and engineering fees, land development costs, material and equipment installed, labor, overhead, and profit on construction operations, but not speculative profits. Also included are the value of force-account work (construction done, not through a contractor, but directly by a business or government agency using a separate work force to perform nonmaintenance construction on the agency's own properties), as well as the value of work done by owners or their families on their own homes, farm buildings, and the like.

Estimates of the value of construction measure the value of work put in place on all structures and facilities under construction during a given period regardless of when work on each individual project was started.

¹The private contributors are as follows: American Appraisal Co. (525 E. Michigan St., Milwaukee 2, Wis.), Associated General Contractors of America, Inc. (329 E St., N. W., Washington 4, D. C.), E. H. Boeckh and Associates (1406 M St., N. W., Washington 5, D. C.), and the Engineering News-Record (330 W. 42nd St., New York 36, N. Y.), which provide this bulletin with construction cost indexes; the F. W. Dodge Corporation (119 W. 40th St., New York, N. Y.), which provides contract award values for the 37 eastern States; and the following private associations whose materials production, shipments, and other statistics on materials are published here: American Institute of Steel Construction (101 Park Ave., New York 17, N. Y.), American Iron and Steel Institute (350 Fifth Ave., New York 1, N. Y.), Douglas Fir Plywood Association (Tacoma Bldg., Tacoma 2, Wash.), National Electric Manufacturers Association (155 E. 44th St., New York 17, N. Y.), National Lumber Manufacturers Association (1319 18th St., N. W., Washington 6, D. C.), and National Wood Work Manufacturers Association (332 S. Michigan Avenue, Chicago 4, Ill.).

Federally owned construction covers all projects financed exclusively with Federal funds, whether the work is done by force-account or by private contractors. State and locally owned construction, which also covers both force-account and private-contract work, includes projects financed entirely by State and local governments, as well as projects financed in part by the Federal Government under grants-in-aid programs. Thus, the value figures for State and locally owned construction include the funds obtained from all three levels of government--Federal, State, and local. For the most part, the types of projects involving both Federal and State or local government monies are highways, airfields, schools, hospitals, and sewage-disposal and water-supply facilities.

Part II--New Housing. The housing series in this report cover only permanent and housekeeping dwelling units, which are defined as dwelling places containing permanent cooking facilities, or the minimum built-in facilities essential to housekeeping.

The series on the number of new permanent nonfarm dwelling units started, widely known as housing starts, includes prefabricated housing (if permanent), but excludes conversions (which are not new dwelling units) and hotel, dormitory accommodations, and military barracks (none of which are housekeeping dwellings). Excluded also are all temporary dwelling units, such as trailers, sheds, and shacks, as well as all farm housing.

The housing starts estimates are based on local building permits issued (adjusted for canceled permits and for lag between permit issuance and start of construction) and public contracts awarded, plus a field count of units started in a sample of nonpermit-issuing places.

Construction is said to have started when excavation work for the basement or the foundation of the structure has commenced.

This series was revised beginning with data for January 1954. The new series presents statistics for the 4 broad Census regions (Northeast, North Central, South, and West) and for the metropolitan, as compared with the nonmet-

ropolitan segment of the country. Estimates by metropolitan-nonmetropolitan location have been carried back on a monthly basis through January 1953, and on an annual basis through 1950.

These geographic data replace the urban-rural classification used previously. Also, rental-type units in the new series are classified as 2-4 family and 5-or-more family structures, compared with the former classification of 2-family and 3-or-more family structures.

Construction cost data shown here represent the average of builders' estimates of the construction cost of all new private 1-family houses started nationally. The construction cost averages are affected by variations in size and design of the houses, in the size and type of projects started, and differences in construction methods, as well as changes in cost of materials and labor. They do not represent the construction cost of a typical house, and should not be confused with selling price or permit valuation.

The cost data are based primarily on builders' estimates of construction cost as shown on the building permit, and on reports of construction cost by individual construction contractors in a representative group of localities not issuing permits. Building-permit information is adjusted for the general understatement of costs shown on permit applications.

The construction cost figures cover the cost of labor, materials, and subcontracted work, and that part of the builders' overhead and profit chargeable directly to the building of the houses. Included are the costs of equipment which becomes an integral part of the structure and is essential to its general use. Excluded are the costs of land, site improvement, architectural and engineering fees, and sales profits.

While the series on total nonfarm dwelling units started, as well as the series on units started under FHA and VA programs, cover new housing only, as distinguished from converted or existing housing, the statistics on nonfarm mortgage recordings of \$20,000 or less refer to both new and existing structures. Furthermore, the latter series covers all types of building construction, but resi-

dential building accounts for the larger proportion of these mortgage recordings.

Part III--Building Permits. The statistics on building construction authorized by local building permits, beginning with data for January 1954, measure building activity in all localities having building-permit systems--rural nonfarm as well as urban. Such localities (over 7,000) include about 80 percent of the total nonfarm population of the country, according to the 1950 Census.

The building-construction data cover federally as well as nonfederally owned projects. Figures on the amount of construction contracts awarded for Federal projects and for public housing (Federal, State, and local) in permit-issuing places are added to the valuation data (estimated cost entered by builders on building-permit applications) for privately owned projects; construction undertaken by State and local governments is reported by local officials.

No adjustment has been made in the building-permit data to reflect the fact that permit valuations generally understate the actual cost of construction, nor for lapsed permits or the lag between permit issuance or contract-award dates and start of construction. Therefore, they should not be considered as representing the volume of building construction started.

Statistics shown in this report for the total metropolitan area of the country represent the 168 Standard Metropolitan Areas used in the 1950 Census. Data for individual metropolitan areas (which were selected from those for which building-permit coverage is complete or virtually complete) include an estimate for non-permit-issuing places in each area.

Permit valuation figures do not include the costs of (1) demolishing or moving buildings, (2) nonbuilding construction (e.g., streets and highways, pipelines, water and sewer systems, etc.), or (3) land, land development, and architectural and engineering fees.

The builders' estimates of cost as reported on the building permit, basically include the value of labor and materials involved. However, because of differences in requirements, administration,

and enforcement among the many local permit systems covered in this series, and variations in how individuals report, precise information is lacking regarding the extent to which the cost of service facilities essential to the general use of the building, or builders' overhead and profit, are included.

Dwelling units are defined the same for the building-permit series as for the series presented in Part II (New Housing) of this report. The nonhousekeeping residential building shown here is comprised of such structures as hotels, dormitories, tourist cabins, and clubs and association buildings with bedrooms.

Part IV--Contract Awards. The value of contracts awarded represents the amount of the construction contracts let during a given period of time for new construction, including major additions and alterations. Maintenance and repair work is not covered. As in the "construction put in place" series, equipment which becomes an integral part of structures and is essential to their general use is included, as well as costs of land development, materials, labor, and contractors' overhead and profit on construction operations. Similarly, the value of Federal force-account work is also included, but the cost of land and separable equipment are excluded. However, unlike the construction put in place series, the statistics on contracts awarded exclude architectural and engineering fees and non-Federal force-account work, but include a small amount of demolition work when it is part of the overall contract for new construction.

Figures on federally owned projects are compiled from notifications of construction contracts awarded, obtained from other Federal agencies. Data on non-Federal construction are obtained from records compiled by the F. W. Dodge Corporation, for the 37 States east of the Rocky Mountains. For the remaining States, they are based on reports from local building-permit officials, augmented by reports on construction contract awards which appear in a number of construction trade periodicals. Inquiries about the Dodge contract-award series may be addressed directly to that company.

Part V--Costs. The Department of Commerce composite construction cost index is a combination of various cost indexes (prepared by private organizations and other government agencies), weighted monthly by the current relative importance of the major classes of construction shown in the series on construction put in place. It is, therefore, the equivalent of a variable weighted indicator, reflecting monthly changes not only in the component indexes, but also in the relative importance of the major classes of construction which are used as weights.

The individual private indexes reported monthly by the American Appraisal Company, Associated General Contractors, E. H. Boeckh and Associates, and the Engineering News-Record are computed from quotations for a designated bill of materials and a specified amount of labor. The indexes differ as to the amounts and kinds of materials and labor measured, geographic coverage, and the extent to which adjustments are made for variations in labor efficiency, overhead and other factors affecting construction costs.

Cost indexes applicable to particular locations and special types of construction may be obtained from most of these compilers.

All materials usually incorporated into buildings by the general contractor, or his subcontractors, are covered in the index of wholesale prices of building materials. Specifically excluded are consumer durable goods such as kitchen ranges, refrigerators, and air-conditioning equipment. Goods of constant quality are priced from period to period, so that the index measures the effect only of price, rather than of quality change. "Wholesale" refers to sales in large lots, at primary market levels.

The series was revised, beginning with the January 1952 index, to include the pricing of additional materials, a different weighting pattern, and a change in the pricing period. The revised index, based on 1947-49=100, is the "official" wholesale price index of the Federal Government for January 1952 and all subsequent months; the indexes previously published on the base 1926=100 are the official price indexes for Decem-

ber 1951 and all earlier dates. The index presented here for the year 1951 on a 1947-49=100 base is taken from a "linked" series, calculated solely for analytical purposes, and does not supersede the former index (1926=100) as the official series for that year.

Union wage scales are the minimum wage rates agreed upon through collective bargaining between employers and trade unions. Overtime beyond the negotiated maximum daily and weekly hours is excluded. In addition, the scales do not reflect either rates for apprentices or premium rates paid for special qualifications or other reasons.

Part VI--Materials. The Indexes of Construction Materials Output provide measures of production or shipments for ten groups of construction materials, and are based on the output of 43 selected materials. Monthly indexes are provided for eight groups of materials, quarterly indexes for the other two groups, and annual levels are given for all groups.

In computing the indexes, the current monthly or quarterly unit production or shipments data are converted to aggregate values by multiplying 1947-49 average prices at the mills, factories, or plants. The base period aggregate values (1947-49 monthly average = 100) are derived by multiplying 1947-49 monthly average output by the 1947 average factory, mill, or plant price. By the use of varying physical quantities, and constant prices, the group indexes represent physical quantity measures. The trend lines appearing on the charts are derived from the group indexes by removing the month-to-month fluctuations resulting from seasonal and erratic factors. The lines are 12-month moving averages centered on the seventh month, with each calendar year centered on July. Projections for the last 6 months are made by using the current data adjusted for the seasonal movements appearing during the period 1952-54, and smoothed by a 3-month moving average.

Part VII--Employment. Data on employment in contract construction cover all employees of construction firms who worked during, or received pay for, the payroll period ending nearest the 15th of the month, regardless of the type of

work performed. Only firms engaged in the construction business on a contract basis for others are included, but such firms pursue all kinds of construction activities--new work, alterations, demolitions, maintenance, and repairs. Excluded are self-employed construction workers, working proprietors, and force-account employees of non-construction firms and public agencies engaged in construction activities.

The hours and earnings estimates relate only to nonsupervisory construction workers and working foremen. All such workers, regardless of skill, are included if they are engaged in any way in contract construction activities (on either privately or publicly owned projects).

The earnings statistics shown are gross earnings before deductions for old-age and unemployment insurance, withholding tax, bonds, and union dues. Gross earnings include the workers' base pay, premium pay for overtime and for bonuses, and pay for sick leave, holidays, and vacations taken, but such items as employer contributions to welfare funds, and to insurance or pension plans, are excluded.

The indexes of weekly man-hours in contract construction are a composite measure of the trends in construction-worker employment and average weekly hours. They provide a more meaningful measure of contract-construction activity than the employment or average weekly hours series alone, since the volume of work done is dependent upon both the number of workers employed and the length of their workweek.

The foregoing employment and earnings series are based upon reports from individual contracting establishments; these reports do not contain the detail necessary to separate employment according to the kind of construction work performed, as reported in the tables on labor requirements for new construction. To yield this information, the figures on the value of new construction (see the tables on new construction put in place) are converted into estimated man-months of work, using a factor representing the value of work put in place per man-hour. This factor relates to different time periods and is based on diverse sources,

according to the type of work. For most types of work, no adjustment is made for productivity. Therefore, although the series provides a suitable general measure of labor requirements, it cannot be used to gage changes in productivity.

The labor requirement figures derived by this method are not employment figures in the same sense as those developed from employment reports. They are, instead, an approximate measurement, in terms of number of full-time workers, of the labor required to put in place the dollar volume of new construction reported for the specified period.

Since the basic data (dollar volume) cover the entire value of the work put in place, all the labor charged to the construction is included--wage and salaried employees, in addition to the working proprietors, self-employed, and employees of operative builders. Furthermore, force-account work, which is excluded from data on employment by construction contractors, is included in the labor requirement series. Also, contractors' employees may work on all kinds of construction work--demolitions, or repair and maintenance projects, as well as new construction--but the figures on labor requirements have been developed for new projects only.

Information shown in this report on apprentices in the building trades applies only to registered apprentices. A registered apprentice is defined as an employee who, under an expressed or implied agreement for a stipulated term, receives instruction in a registered apprenticeship system, and concerning whom a recognized apprenticeship agency has on record all the information it requires.

The apprenticeship data are obtained from local apprenticeship committees, trade unions, employers' associations, and building trades councils, by field representatives of the Federal Government and cooperating State Apprenticeship Agencies. Occupational classifications are based on descriptions in the Dictionary of Occupational Titles (Washington, U. S. Employment Service, 2d Ed., 1949). For the purposes of the tabulation presented here, three classifica-

tions--brick, stone, and tile workers; cement masons; and plasterers--have been combined into one group, the trowel trades.

SELECTED REFERENCES

Descriptions of the techniques of compiling most of the series included, as well as related explanatory information and historical statistics are contained in

the following selected group of Government publications. Starred (*) items may be obtained from the Superintendent of Documents, U. S. Government Printing Office, Washington 25, D. C., at the prices shown. The remainder listed below are available upon request to the agency responsible for the publications, unless otherwise indicated.

*Business Statistics: A Supplement to the Survey of Current Business. 1955 Biennial Edition. U. S. Department of Commerce, Office of Business Economics. \$2.

*Construction Volume and Costs, 1915-54. May be obtained from Bureau of Labor Statistics Regional Offices or Department of Commerce Field Offices (see inside front cover of Construction Review for addresses), or from the Superintendent of Documents, U. S. Government Printing Office, Washington 25, D. C. 50 cents.

Construction Cost Indexes. BLS Report No. 73, November 1954. U. S. Department of Labor, Bureau of Labor Statistics, Washington 25, D. C.

*Construction During Five Decades, Historical Statistics, 1915-52. BLS Bulletin No. 1146. U. S. Department of Labor, Bureau of Labor Statistics. 45 cents.

*Employment and Earnings. Monthly. U. S. Department of Labor, Bureau of Labor Statistics. Subscription price: \$3.50 domestic; \$4.50 foreign. Single copies vary in price.

*Employment and Earnings. Annual Supplement Issue. June 1956. U. S. Department of Labor, Bureau of Labor Statistics, Washington 25, D. C. 70 cents.

*Eighth Annual Report-Housing and Home Finance Agency. Calendar Year 1954. Housing and Home Finance Agency. \$1.50.

Housing Statistics. Monthly. Housing and Home Finance Agency, Division of Housing Research, Washington 25, D. C.

New Construction Expenditures, 1915-51: Labor Requirements 1939-51. U. S. Department of Labor, Bureau of Labor Statistics, Division of Construction Statistics, Washington 25, D. C.

*Techniques of Preparing Major BLS Statistical Series. BLS Bulletin 1168, U. S. Department of Labor, Bureau of Labor Statistics. 60 cents.

Chapter II--Estimating National Housing Volume

Chapter III--Estimating Expenditures for New Construction

Chapter IV--Labor Required for New Construction

Chapter VI--Measurement of Industrial Employment

Chapter VII--Hours and Earnings in Nonagricultural Industries

Chapter X--Wholesale Price Index

Chapter XII--Studies of Occupational Wages and Supplementary Benefits

*Union Wages and Hours: Building Trades, July 1, 1955. BLS Bulletin 1192. U. S. Department of Labor, Bureau of Labor Statistics. 30 cents.

"Revised Wholesale Price Index of Building Materials," Construction, March 1952, pp. 3-8. U. S. Department of Labor, Bureau of Labor Statistics. Division of Construction Statistics, Washington 25, D. C.

"A Description of the Revised Wholesale Price Index." Serial No. R.2067. Monthly Labor Review, Feb. 1952. U. S. Department of Labor, Bureau of Labor Statistics, Washington 25, D. C.

*Wholesale Prices, 1951 and 1952. BLS Bulletin 1143. U. S. Department of Labor, Bureau of Labor Statistics. 30 cents.

